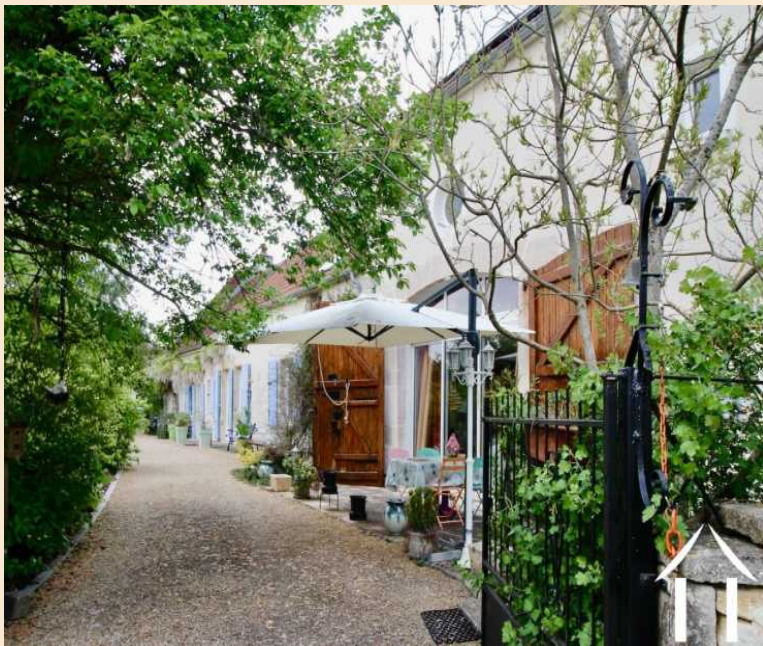


[Click to view MFH-BUR-LB5507N](#)

Lovely property with guest house near Varzy

Varzy , Nièvre , Bourgogne-Franche-Comté



€305,000

inc. of agency fees

5 Beds 3 Baths 274 sqm 0.13 ha

Beautiful property situated in a little village close to Varzy and Clamecy cities with all amenities. With a holiday home connected to the main house....

At a Glance

Reference	MFH-BUR-LB5507N	Near to	Varzy	Price	€305,000
Bed	5	Bath	3	Hab.Space	274 sqm
Land	0.13 ha	Pool	No	Land Tax	N/A

Property Description

Beautiful property situated in a little village close to Varzy and Clamecy cities with all amenities. With a holiday home connected to the main house. Local vineyards and great forest around the corner. Don't miss this opportunity.

Entrance into a hallway which gives access to a corridor. Access to two large utility rooms.
A corridor leading to the living room and dining room. A well equipped kitchen and a door leading to a terrace.

From the dining room a wooden staircase leading to another large living space. This living space gives access to a corridor and two bedrooms, a bathroom and behind this bedroom a large attic, which could be transformed into another bedroom.

On the ground floor a corridor leading from the living room to a large bathroom and an office.
Connected to the main house but with a separate entrance a lovely gite, with two bedrooms, a bathroom, fully equipped kitchen and living room.

There are several outbuildings on the premises, a garage a garden shed, a technical room and boiler room.

The garden is beautiful with many terraces and lovely flowers and fruit trees. A little piece of heaven.

Please do not hesitate to contact me for any further photos or more information.

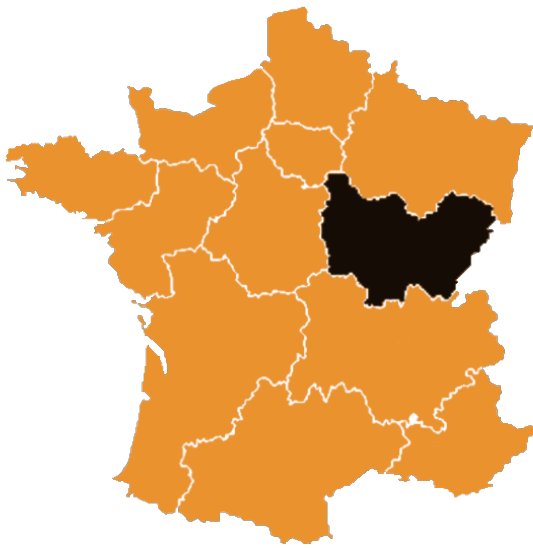
Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€305,000

Key Information

Internal Area:	274 sqm
Land Area:	0.13 ha
Property Features:	
• Energy Consumption:	71

Location: Bourgogne-Franche-Comté



Gallery





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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