Renovated farmhouse with gite, middle of nature park

Ouroux En Morvan , **Nièvre** , **Bourgogne-Franche-Comté**

€219,000

inc. of agency fees

5 Beds	**2** Baths	**130** sqm	**0.64** ha

Renovated farmhouse with gite, middle of nature park

At a Glance

Reference	MFH-BUR-CvH5539m	Near to	Ouroux En Morvan	Price	€219,000
Bed	5	Bath	2	Hab.Space	130 sqm
Land	0.64 ha	Pool	No	Land Tax	N/A

Property Description

Typical Morvan styled farmhouse with detached Gite and beautiful large barn on plot of 6000 m2
Located on a beautiful piece of land with (fruit) trees and amazing views over the hills and valleys of the Morvan.
The ultimate dream spot for nature lovers and peace seekers.

Once you access the cosy living and dining room you immediately feel at home. all thanks to: Beamed ceilings, Godin wood stove, nice fireplace, great view of the large private garden. Spacious cosy kitchen with all appliances and 2 bedrooms with bathroom.

Via the stairs in the dining room access to first floor; where two more bedrooms.

The independent gite (excellent turnkey rental, and ready to deliver income) has on the ground floor a spacious dining/living room with recent open kitchen, along the kitchen one enters a conservatory overlooking the garden. Downstairs also shower room and toilet.

Upstairs 1 spacious double bedroom.

Attached to the farm on the outside is a covered area for wood storage.

Further on the property a beautiful large barn divided into 2 spaces, very suitable as a workshop, etc.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€219,000

Key Information

Internal Area:	130 sqm
Land Area:	0.64 ha
Floor:	1
Property Features:	

- Energy Consumption: 298

Location: Bourgogne-Franche-Comté

Gallery

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.
To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.
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.
S. and L. BROWN