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## Ready to use house on village's edge, beautiful Morvan, Burgundy

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



# €228,000

inc. of agency fees

4 Beds   2 Baths   130 sqm   0.13 ha

Ready to use house on village's edge,  
beautiful Morvan, Burgundy.

### At a Glance

<b>Reference</b>	MFH-BUR-CVH5557L	<b>Near to</b>	Ouroux En Morvan	<b>Price</b>	€228,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Maison classique clé en main à Ouroux en Morvan Cette maison à vendre a Ouroux en Morvan est entièrement prête à emménager, rénovée avec des matériaux de haute qualité, de beaux détails anciens ont été soigneusement préservés. Profitez du confort et du charme de cette maison, avec un joli jardin arboré de fruitiers où il fait bon vivre. De plus, la maison dispose de deux dépendances solides rénovées, idéales pour

un garage, un atelier ou un espace de bureau. En bref, cette maison vous offre : Une maison prête à emménager de haute qualité  
Conservation des détails authentiques  
Un jardin agréable avec des arbres fruitiers  
Deux dépendances multifonctionnelles  
Le charme d'une maison classique dans un magnifique village.  
Ne manquez pas cette occasion de réaliser votre maison de rêve dans le Morvan. Contactez-nous dès aujourd'hui pour plus d'informations ou pour une visite !

Your Traditional Dream Home Awaits you in the natural regional park du Morvan  
Step inside this beautifully renovated classic house, located on the edge of Ouroux and Morvan, one of the most beautiful villages in the Morvan. This move-in ready gem seamlessly combines modern conveniences with the charm of yesteryear. A warm welcome awaits you in the classic hallway, where old elements have been preserved in wonderful condition. The modern kitchen, featuring a cozy breakfast nook and space for a washing machine/dryer, combines functionality with style. The heart of the home is the spacious living room, heated by the beautiful natural stone fireplace, which casts a warm glow over the dining area. A ground-floor bedroom with an ensuite bathroom offers extra comfort. Follow the stunning old staircase to the upper floor, where you will find two spacious bedrooms, a cozy smaller bedroom, a second bathroom, an office space, and handy storage. Enjoy outdoor living in the lovely garden with fruit trees. The two solid, renovated outbuildings provide extra space and flexibility, perfect as a garage, workshop, or office. This house offers you move-in ready comfort: You can immediately enjoy your new home without having to worry about renovations. The renovation has been carried out with high-quality materials, with respect for the original details of the house. With multiple bedrooms, bathrooms, and outbuildings, this house offers plenty of space for a family or to host guests. An idyllic location: Ouroux en Morvan is a charming village with all necessary amenities within reach. The beauty of the Morvan: Discover the unspoiled nature, picturesque villages, and winding rivers of the Morvan, right at your doorstep. Seize this unique opportunity to own a dream home in the Morvan! Contact us today for more information or a viewing.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€228,000

## Key Information

Internal Area:	130 sqm
Land Area:	0.13 ha
Property Features:	
• Energy Consumption:	191

## Location: Bourgogne-Franche-Comté



## Gallery





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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 our 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**

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