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## Old farmhouse completely restored with barn on 3111m<sup>2</sup>

Narcy , Nièvre , Bourgogne-Franche-Comté



# €294,000

inc. of agency fees

4 Beds      250 sqm      0.31 ha

Located 10km from Charité sur Loire, in the heart of a small hamlet, this property offers a house of approximately 250m<sup>2</sup> of living space on 2 levels. The ground floor includes a large dining room with...

### At a Glance

<b>Reference</b>	MFH-CJC02094	<b>Near to</b>	Narcy	<b>Price</b>	€294,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.31 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10km from Charité sur Loire, in the heart of a small hamlet, this property offers a house of approximately 250m<sup>2</sup> of living space on 2 levels. The ground floor includes a large dining room with open kitchen, a living room, a bedroom, a bathroom (bath + shower), a toilet, a laundry room, a boiler room with cellar area and an independent entrance allowing direct access to the first floor . Upstairs, 3 bedrooms, a

bathroom with toilet, a reception room with kitchenette and toilet and a large office. Barn with woodshed, garage and workshop. All on a fully enclosed plot of 3111m<sup>2</sup> with a gravelled courtyard at the front and a garden with trees at the back. No work needed.

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

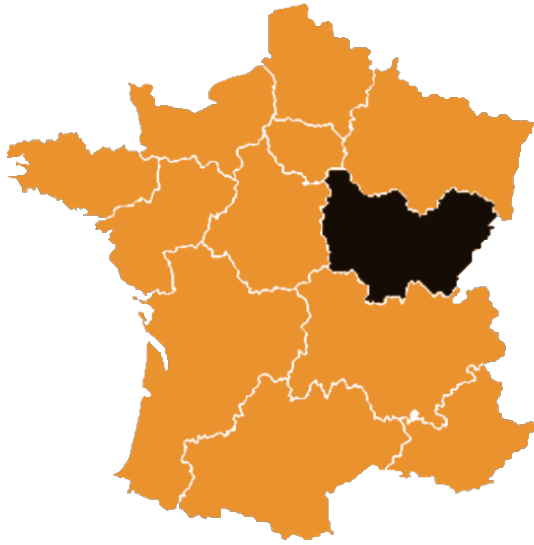
## Summary

Property type:	House
Bedrooms:	4
Price	€294,000

## Key Information

Internal Area:	250 sqm
Land Area:	0.31 ha

## Location: Bourgogne-Franche-Comté



## Gallery





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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.

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or email us at **bonjour@my-french-house.com**.

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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.

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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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