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## 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

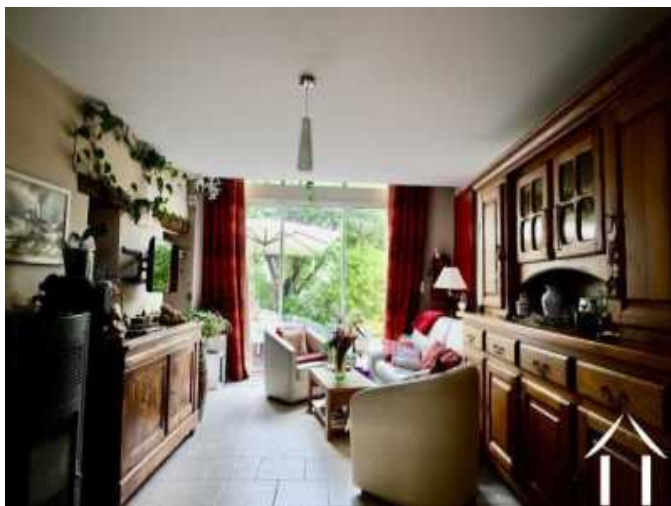
Property Features:

- Energy Consumption: 71

**Location: Bourgogne-Franche-Comté**



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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**

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**S. and L. BROWN**



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