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## Charming house with a small forest for sale close to Nevers

Anlezy , Nièvre , Bourgogne-Franche-Comté



# €187,000

inc. of agency fees

4 Beds    2 Baths    117 sqm    0.8 ha

Beautiful property for sale with wonderful views. Close to Nevers and Corbigny. A ready to move into property. Entrance...

### At a Glance

<b>Reference</b>	MFH-BUR-LB5561N	<b>Near to</b>	Anlezy	<b>Price</b>	€187,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	117 sqm
<b>Land</b>	0.8 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful property for sale with wonderful views. Close to Nevers and Corbigny. A ready to move into property.

Entrance into a small open hall, to your left you will find a kitchen. Behind the kitchen a storage room and WC. To your right the living room with wood burner. A large wooden staircase leading to the first floor. Here are two bedrooms and a bathroom with a shower and wash hand basin. A wooden staircase leading to the second floor, here you will find a large open plan dorm room (which can be divided in separate bedrooms). On this floor a shower room, wash hand basin and WC. On both side are Velux windows, so this second floor is full of light.

Underneath the house a cellar and a large basement (with connection for wash machines). Here you will also find the heating system.

Behind the house is a double garage, an atelier and a woodshed. The garden is in front and to the side of the property with magnificent views. There is a small piece of land to the side of the house which hold a well and the drainage system for the septic tank. A path from the house leading to a small forest of almost 7000 m<sup>2</sup>. The driveway is shared with the neighbours.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€187,000

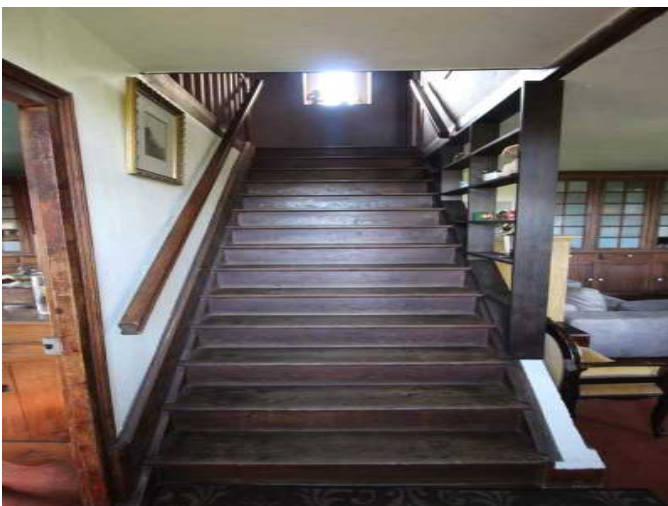
## Key Information

Internal Area:	117 sqm
Land Area:	0.8 ha
Property Features:	
• Energy Consumption:	295

## Location: Bourgogne-Franche-Comté



# Gallery







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**C. BAUER – Sunday Times**

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