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## Beautiful renovated property in the Puisaye

Treigny , Yonne , Bourgogne-Franche-Comté



# €173,500

inc. of agency fees

3 Beds 3 Baths 166 sqm 0.09 ha

Set down your luggage and begin living the dream! Completely renovated house, ready to move into in the Puisaye area. This area has inspired creative...

### At a Glance

Reference	MFH-BUR-LB5578N	Near to	Treigny	Price	€173,500
Bed	3	Bath	3	Hab.Space	166 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

### Property Description

Set down your luggage and begin living the dream! Completely renovated house, ready to move into in the Puisaye area. This area has inspired creative geniuses, whether they are writers, painters, potters. Explore one of Burgundy's best-kept secrets. Easy to access by car via the A6 and A77 motorways, less than 2 hours from Paris.

Entrance into a bright and spacious living area. Behind the living room you will find a lovely large fitted kitchen with plenty of room for a large dining table. A hallway leading to a fully renovated shower room, a bedroom and a separate WC. Here you have a practical utility room, a door to the attic (suitable for conversion) and a door to the former potter's kiln room. Further down the hallway there is the master bedroom and a fully renovated bathroom. In the bathroom you will find a shower, wash handbasin and a large storage cabinet. It is possible to install a bath in this bathroom, the plumbing and drainage are already in place. Behind the cabinet all the plumbing is in place to put in a bath if you would fancy one. The cellar (former potter's kiln room) can be accessed from the inside of the house and from the outside. There is also an adjoining garage with workshop. The house has double glazing throughout and is in perfect condition. The house is mainly heated by a large wood-burning stove that redistributes the heat and recent electric radiators. The house is equipped with fibre optic internet access. The house can be sold furnished. There is also adjoining studio flat. This flat has a separate access by an outside staircase. On the first floor, bright attic living room, bedroom and shower room with wc, possibility to place a kitchenette. This independent studio is ideal for welcoming guests or for renting out. The village has a nursery and primary school, a restaurant, a mini-market with a bread depot. Close to Château de Ratilly, Saint Amand en Puisaye, Guedelon.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€173,500

## Key Information

Internal Area:	166 sqm
Land Area:	0.09 ha

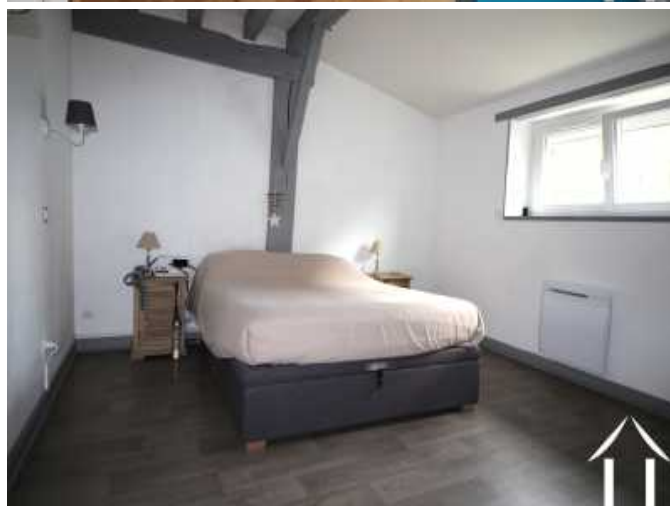
Property Features:

- Energy Consumption: 281

**Location: Bourgogne-Franche-Comté**



## Gallery







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## 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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