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Exceptional townhouse on 770m² of enclosed garden with swimm

La Charité-sur-Loire , Nièvre , Bourgogne-Franche-Comté



€375,000

inc. of agency fees

4 Beds 1 Baths 340 sqm 0.08 ha

On the banks of the Loire in La Charité sur Loire, this renovated old mill, with part of its new roof and its insulation redone, offers around 340m² of living space on 3 levels: 2 kitchens, 2 living rooms,...

At a Glance

Reference	MFH-CJC02032	Near to	La Charité-sur-Loire	Price	€375,000
Bed	4	Bath	1	Hab.Space	340 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

On the banks of the Loire in La Charité sur Loire, this renovated old mill, with part of its new roof and its insulation redone, offers around 340m² of living space on 3 levels: 2 kitchens, 2 living rooms, 1 office, 1 dining room, dining room, 4 bedrooms, 2 shower rooms and a bathroom. 770m² of enclosed land with swimming pool, covered terrace, small pond with fountain, terrace overlooking the Loire, 3-car garage and

workshop of around 50m2 on the ground, electric gate. Less than 10 minutes walk from the train station, schools and all shops

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
Bathrooms	1
Price	€375,000

Key Information

Internal Area:	340 sqm
Land Area:	0.08 ha

Location: Bourgogne-Franche-Comté



Gallery





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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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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.

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