

Under offer Charming hamlet house of two main rooms, and garden, in the quiet poetic area of Morvan region

EXCLUSIVE



INFORMATION

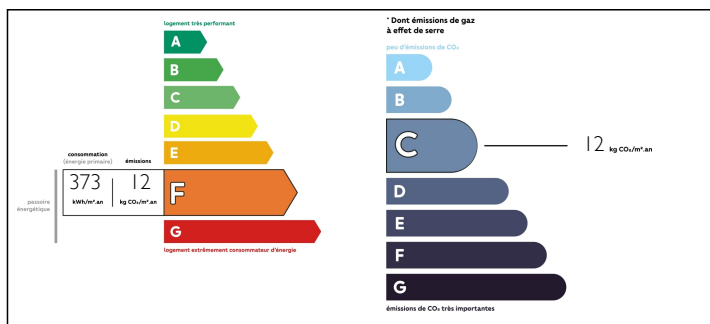
Town:	Aunay-en-Bazois
Department:	Nièvre
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	51 m2

IN BRIEF

A wonderful charming tiny house in the middle of the fields, ideal for one or two persons. With bedroom, living-room where the sofa becomes a guest bed, kitchen and shower-room, a sunny garden for friendly dinners, this country house has lots of attractive features. You can decide to live there on a daily basis, as your shopping is only 12 minutes away or elect it as your holiday home in such a charming and poetic region as regional parc of Morvan, with its famous lakes and footpaths, hills, and hedged fields. Winters will be cosy and warm thanks to the wood burner, summers will be full of outdoor activities : Bazois, Baye, Corbigny, Vézelay. This is the place to be if you are looking for quietness, comfort, and relaxing days for two persons for a small budget.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

As you enter the living-room, three sources of light enable you to feel immediately at home in the room, large enough to host both dining and living spaces. A wood burner on the right makes you look forward to cosy nights by the fire. Onto the right is the wooden built-in kitchen, well organized in such a tiny space. No worry : there is enough room for a washing-machine and the garden offers a three laundry line stand, for traditional drying. From the kitchen, you have access to the shower-room with a wash-basin and a toilet. A nice staircase gets you to the first floor where a large and comfortable bedroom awaits you for resting nights, the roof window opened onto the silent countryside. Lunch and dinners, barbecue parties will be shared in the tiny garden, big enough to have guests, small enough for a limited amount of garden maintenance. With your own touch, your choice of colours and objects, here is a perfect holiday house or base for a stress-free daily life for a tiny budget.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 70 EUR

NOTES