



House

CLAMECY (58)

139 000 €*

* Agency fees to be paid by the seller



123 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Magnificent Nivernaise house in a charming village, tastefully renovated, not overlooked and quiet! There are four rooms: living room with wood stove and tiled floor tiles, two bedrooms, fitted kitchen with fireplace and view of the garden, bathroom on the ground floor and laundry room. A mezzanine living room opening onto the terrace can make an additional bedroom or an office. The view is unobstructed, and the in-ground swimming pool with automatic cleaning will be a pleasure for adults and children all summer long. At the front of the house, courtyard and possibility of parking the car; there is a vaulted stone cellar and no work required! Small shops 5 minutes away, and the others 10 minutes away! Between Paris and Lyon, Nevers and the Morvan, don't wait to visit! To take into account, the actual bills transmitted by the owner: Annual gas bills (heating and hot water production €1,792/year and electricity approximately €45/month for a second home); note, the house continues to be heated at least all winter. Complete file on request.

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Anthéa SOLER

**CHAMPALLEMENT
(58420)**

Agent

RSAC : 910 754 829 00018

Courts service city :
NEVERS

(+33)6 04 67 71 88

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 834268
Property type House
Year of construction 1900
Exposure West
View Vue dégagée, sur Jardin, sur Piscine

SURFACES

Living space 123 m²
Living room surface 18 m²
Land surface 770 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Toilets count 1
Washrooms 1
Terrace 1

DPE/GES

DPE 367
GES 58

APPENDIX

Parking extérieur
Parking space 2
Cellar 1
Videophone Non

SERVICES

Heater bois
Heater gaz
Kitchen équipée
Swimming-pool Yes