



## Village house

CUSSY EN MORVAN (71)

**49 000 €**



93 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

In the heart of the Village of Cussy in Morvan, here is an authentic building of 93 m<sup>2</sup>, with its adjoining outbuilding. Crossing the courtyard, a garden will give you a lovely panorama of the surrounding nature. The cellar house has been designed to be comfortable. The well-equipped kitchen opens onto a small veranda which leads to the courtyard, the outbuilding and the garden. The living room is bright through its openings. The wooden insert shines on the ground floor. Following the kitchen, a room leads to the bathroom (bathroom and separate toilet). Upstairs, the large landing opens onto 3 spacious bedrooms. The whole is very well maintained. On the upper level, you will have a convertible attic. Perpendicular to the house, a functional outbuilding is added. Beyond another well-tempered cellar, there is a workshop space and a final room. On top, the potential for another attic becomes clear, finally you will find a garage. As the advert indicates, this house offers interesting assets for family life or a vacation project. The house is terraced. All the buildings are located next to the village shops and the school. You will be 20 minutes from the town of Autun, and close to the leisure activities of Morvan: lakes, hiking trails. Sanitation is collective and compliant.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 11,36% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gov. fr](http://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!



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(71550)**

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LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 844513  
Property type ..... Village house  
Year of construction ..... 1850  
Exposure ..... S-E  
View ..... Vue dégagée, Panoramique, sur Village

### SURFACES

Living space ..... 93 m<sup>2</sup>  
Living room surface ..... 25 m<sup>2</sup>  
Land surface ..... 243 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 6  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 1  
Balcony ..... 1

### DPE/GES

DPE ..... 382  
GES ..... 12

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Garage ..... 1  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité  
Heater ..... bois  
Kitchen ..... aménagée