



## Beautifully situated renovated farmhouse with stables,

58370, Nièvre, Bourgogne-Franche-Comté

\* Available

This tastefully renovated farmhouse, on one hectare of land, is peacefully situated on a historic location with a magnificent view over the hills and forests of the South Morvan.

# €225,000

Ref: RP5061M

## Property Description

The farm has an entrance on the ground floor to the beautifully decorated kitchen with exposed beams, fireplace and cozy Godin wood stove. Through the spacious living room also with exposed beams and authentic fireplace and Godin wood stove you enter a beautiful study / bedroom. You will find a bathroom with shower, sink and toilet. Authentic red tomettes on all floors of the ground floor.

Upstairs is a spacious 2nd work / bedroom, a dressing room and a beautiful bedroom with a luxurious large bathroom with a walk-in shower, double washbasin and 2nd toilet. There is also a passage from this bathroom to the external stone staircase, which makes it possible to also use it from the guest house. All original beams have remained visible after the renovations and give the whole a cozy atmosphere.

Immediately adjacent to the house is the large and high barn adjacent with an annex with a work / storage room on the ground floor and a separate entrance to a hall with stairs to the attractive guest room, which covers the entire floor. Here too, renovation was carried out while maintaining all original features. The installation of a bathroom would make this dependance convenient as a gite. Behind the annex ,on the south side, is the veranda with a beautiful view on the hills.

There are 2 cellars under the farm. Next to the house is a large separate horse stable with two boxes and a work space. This barn can also perfectly serve as a garage for several cars. The landscaped horse riding arena is situated on top of the hill of the terrain.

During the interior and exterior renovation, about 2-3 years ago, the farm has been fully equipped with double glazing, Velux windows and roof insulation and is in a very good structural condition. The original character has been kept and combined with modern building techniques. You can immediately enjoy the French life.



