



# Luxury renovated town house,

58400, La Charite Sur Loire, Nièvre, Bourgogne-Franche-Comté

€484,000

Ref: -LB5470N

\* Available \* 5 Beds \* 4 Baths

Beautiful luxury renovated town house. Situated in La Charité sur Loire an UNESCO Heritage Site. The current owner has managed to keep the history and charm of the house intact while modernizing the

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée**

## Property Description

Beautiful luxury renovated town house. Situated in La Charité sur Loire an UNESCO Heritage Site. The current owner has managed to keep the history and charm of the house intact while modernizing the property. Entrance into a large hallway. A door to the right leads you to the living room (20 m<sup>2</sup>). The door to the left leads you to a dining room (20 m<sup>2</sup>) which is connected through a small hallway with the kitchen (32 m<sup>2</sup>). This is large and cosy kitchen. The current owner is a former cookbook store owner! From the kitchen also a door leading back to the hallway. Around the corner there is a separate WC and a library (10 m<sup>2</sup>). A gorgeous staircase leading to the first floor. Here are three amazing renovated and decorated bedrooms with connecting bathrooms. One of the bedrooms has a separate area which holds a single bed. On this floor there is also a library or study (19 m<sup>2</sup>) and a separate laundry and storage area. Another staircase leading to the second floor. Here you will find a kitchen, 2 bedrooms, a bathroom with bath and a living room (16 m<sup>2</sup>). On this floor is also a storage room. Behind a door, stairs leading to the attic.

From the kitchen you can access the courtyard. Opposite the kitchen you will find a laundry room, this room also gives access to the different cellars. In the courtyard there is a well and an outside WC. From the courtyard stairs leading to the garden and the studio. The studio has a kitchenette, a shower and a bed/living room. The garden has a lovely porch and a back entrance.

La Charité sur Loire is situated close to the A77 highway, has a direct train access to Paris. It's a lively town with restaurants, bars and lots of activities all year around. This property is suitable for running a Bed & Breakfast.



