



152 250 €

Buying house

4 rooms

Surface : 70 m²

Surface of the living : 25 m²

Surface of the land : 1500 m²

Year of construction : 1996

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor, double glazing, calm

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

5 parkings

1 cellar

Legal information

152 250 € fees included

5,00% VAT of fees paid by the buyer (145 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1972 Baugy

Ground Floor: Living room, tiled floor, chimney flue, 25 m². Entrance hall, tiled floor, closets, 10 m². Fitted kitchen, tiled floor, 10 m². Two bedrooms, closets, tiled floor, 10 m² each. Bathroom, tiled floor, 5 m². Separate toilet. Attached garage, concrete slab, 35 m². Usable 35 m² storage space above. Laundry room, cellar.

Miscellaneous: double glazing, electric heating, mains sewer connection.

Land: approximately 1500 m² to be confirmed after survey report.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1600 and 2200 € (reference year 2023)
Document non contractuel - 25/08/2026



Agence Fernandez Immobilier - 4 rue du 8 mai 1945 - 71110 Marcigny
Tél: 06 72 15 75 99 - agence@fernandez-immo.fr - www.fernandezimmobilier.com

Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel