



65 000 €

Buying house

3 rooms

Surface : 66 m²

Surface of the living : 35 m²

Year of construction : 1900

Exposition : Sud

View : Citadine

Hot water : Fuel

Inner condition : a refresh

External condition : good

Couverture : tiles

Amenities :

double glazing

2 bedroom

1 shower

1 WC

1 garage



### House 1946 Marcigny

HOUSE: CLOSE TO ALL AMENITIES ON FOOT. GROUND FLOOR: LARGE GARAGE AND BOILER ROOM APPROXIMATELY 35 M². FIRST FLOOR: LIVING ROOM AND OPEN KITCHEN, LIVING AREA, 35 M². SECOND FLOOR: TOILET TWO CONNECTING BEDROOMS OF 15 TO 17 M² EACH. ATTIC CONVERTIBLE ABOVE. OTHER: CONNECTION TO MAIN SEWER, CENTRAL OIL HEATING. ROOF AND FACADE IN GOOD CONDITION.

#### Legal information

65 000 € fees included

8,33% VAT of fees paid by the buyer (60 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1850 and 2560 € (reference year 2023)  
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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel