



96 000 €

Buying house

4 rooms

Surface : 99 m²

Surface of the living : 23 m²

Surface of the land : 2269 m²

Year of construction : 1940

Exposition : Est ouest

View : Campagne

Hot water : Fuel

Inner condition : good

External condition : a refresh

Couverture : tiles

Amenities :

fireplace, calm

2 bedroom

1 bathroom

2 WC

1 garage

5 parkings

1 cellar

Legal information

96 000 € fees included

6,67% VAT of fees paid by the buyer
(90 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 1951 Melay

Living area: Ground floor: Entrance, tiled floor, stone staircase, WC under the stairs, hand basin. Living room, tiled floor, 23 m². Kitchen, tiled floor, 18 m², with a pantry. First floor: Two bedrooms with parquet flooring, measuring 22 and 25 m² each. Bathroom. Attic above. Miscellaneous: Central heating fueled by oil, double glazing, septic tank needing upgrade. Outbuildings: workshop, woodshed, boiler room, cellar. Land: Plot 2,269 m² with trees.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 2060 and 2840 € (reference year 2023)
Document non contractuel - 26/07/2026



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