



98 000 €

Buying house

6 rooms

Surface : 130 m²

Surface of the living : 25 m²

Surface of the land : 6200 m²

Year of construction : 1880

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Amenities :

fireplace

3 bedroom

1 bathroom

2 WC

1 garage

1 cellar

Legal information

98 000 € fees included

5,38% VAT of fees paid by the buyer
(93 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 1651 Ligny-en-Brionnais

Included Ground Floor: - Entrance, tiled floor - Dining room, tiled floor, fireplace with wood stove, 25 m² - Kitchen, tiled floor, 15 m² - Toilet - Cellar pantry - Living room, tiled floor, fireplace, 25 m² First Floor: - Hallway with parquet flooring and access corridor. - 3 bedrooms with parquet floors, measuring 10, 18, and 20 m² each - Dressing room and bathroom area, parquet flooring, 16 m² - Convertible attic above. Miscellaneous: - Central heating with propane gas, single glazing. Old septic tank. Outbuildings: - Garage, former stable, workshop corner. Land: 6270 m² consisting of courtyard, garden, and meadow.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : E
Estimated annual energy between 4750 and 6490 € (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