

114 900 €

Buying house

5 rooms

Surface : 120 m²

Surface of the living : 27 m²

Surface of the land : 348 m²

Year of construction : 1900

Exposition : Est ouest

View : Citadine

Hot water : Gaz

Inner condition : a refresh

External condition : good

Couverture : tiles

Amenities :

fireplace, double glazing, Laundry room

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Legal information

114 900 € fees included

4,45% VAT of fees paid by the buyer (110 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1941 Marcigny

HOUSING: Ground Floor: - Entrance, tiled floor, 11 m², cellar and storage room, toilet with hand basin - Fitted and equipped kitchen, tiled, open to dining room, also tiled, approximately 30 m² total - Heated veranda with tiled floor and reversible air conditioning, about 15 m² - Summer kitchen, tiled, 7 m² First Floor: - Two bedrooms, approximately 10 and 13 m², toilet with hand basin - Landing and office area - Living room with stone fireplace, about 25 m² Miscellaneous: - Town gas central heating, triple glazing, sewer connection, roofs in good condition, central vacuum system Outbuildings: - Pigeon loft with workshop at the back, toilet, a room upstairs that can be used as a guest bedroom, garden shed Land: 271 m². PLUS A GARAGE OF ABOUT 70 M² PLUS AN UPPER FLOOR OF 70 M². WITH WATER AND ELECTRICITY. LOCATED 50 M FROM THE HOUSE

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2940 and 4030 € (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