



**91 000 €**

**Buying house**

**5 rooms**

**Surface : 140 m²**

**Surface of the living : 28 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

fireplace

3 bedroom

1 bathroom

2 WC

1 cellar



### House 1821 Marcigny

**Residence:** Ground Floor: Former store with tiled floor, glass door, and display windows, approximately 38 m². Hallway, toilet, kitchen with linoleum floor, 12 m². First Floor: Oak staircase Living room with parquet flooring, 28 m², one bedroom with carpet, 12 m². Toilet and water heater, bathroom. Second Floor: Two connecting bedrooms, each with parquet flooring, measuring 18 and 20 m². Attic above. Miscellaneous: Single glazing, connected to the main sewer, central heating with town gas. Partial cellar underneath.

#### Legal information

91 000 € fees included

7,06% VAT of fees paid by the buyer (85 000 € 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) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2730 and 3750 € (reference year 2023)  
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