

255 000 €

Buying house

6 rooms

Surface : 155 m²

Surface of the living : 52 m²

Surface of the land : 3607 m²

Year of construction : 1973

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : tiles

Amenities :

fireplace, double glazing, calm

4 bedroom

1 terrace

1 bathroom

1 WC

2 garages

5 parkings

1 cellar

#### Legal information

255 000 € fees included

4,08% VAT of fees paid by the buyer (245 000 € 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).



#### House 1805 Matour

Living Area: Large living room, open space, tiled floor, insert fireplace, wooden staircase, 52 m². Veranda access at the front, 21 m². Tiled kitchen, 14 m². Laundry room, 11 m². Upstairs: 4 bedrooms, ranging from 11 to 18 m² each. Bathroom, separate toilet. Additional Features: Septic tank, double glazing, electric and wood heating. Outbuildings: A 55 m² barn with a dormitory of the same size above. A workshop, a garage, a vaulted cellar. Land: 3607 m² wooded grounds.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2800 and 3850 € (reference year 2023)  
Document non contractuel - 26/07/2026



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Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel