

138 000 €

Buying house

7 rooms

Surface : 100 m²

Surface of the living : 18 m²

Surface of the land : 3000 m²

Year of construction : 1930

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Amenities :

fireplace, Laundry room, calm

4 bedroom

2 terraces

1 bathroom

2 WC

2 garages

5 parkings

1 cellar

Legal information

138 000 € fees included

6,15% VAT of fees paid by the buyer (130 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1831 Melay

Housing: GROUND FLOOR: Living room with tile flooring, wood-burning fireplace insert, 18 m². Kitchenette with tile flooring, equipped, 3 m². Dining room with tile flooring, 17 m². Utility room with tile flooring, 8 m², WC, shower. A cellar of 10 m². Terrace of 25 m² at the front. UPSTAIRS: WC, bathroom, 4 m². Two connecting bedrooms, 10 m² and 12 m² each. One bedroom with parquet flooring, 9 m². Another bedroom with parquet flooring, closet, 16 m². Terrace upstairs of 25 m² above the garage. Outbuildings: Cellar, workshop, garage, barn approximately 50 m². Former stable about 40 m². Various small outbuildings. A well. Miscellaneous: Central heating oil (8 years old), single glazing in good condition. Septic tank needs updating to current standards. Mechanical ventilation. Land: Approximately 3,000 m². Possibility to purchase 2 hectares adjacent but currently rented under a farming lease.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 3880 and 5310 € (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