



84 800 €

Buying house

6 rooms

Surface : 112 m²

Surface of the living : 25 m²

Surface of the land : 472 m²

Year of construction : 1900

Exposition : Sud nord

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiles

Amenities :

fireplace, double glazing

5 bedroom

1 bathroom

1 WC

1 cellar

Legal information

84 800 € fees included

6,00% VAT of fees paid by the buyer (80 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1930 Semur-en-Brionnais

Residence: Ground Floor: Living room with tiled floors, double-glazed windows, fireplace, approximately 25 m². WC. Access to the cellar. Kitchen with tiled floors, single-glazed windows, about 22 m². A veranda of approximately 18 m². Summer kitchen to be renovated. First Floor: 3 bedrooms with terracotta tiles, carpet, and parquet flooring, each around 12, 18, and 26 m². Partial double glazing. Bathroom in 80s style. Double-glazed windows. Second Floor: Attic 2 attic bedrooms with terracotta tiles, no heating, each about 11 m². (To be renovated) Outbuildings: Cellar under part of the house, a well. Shed with asbestos cement roof.

Miscellaneous: Connected to the sewer system, central heating with oil. Partial double glazing. Electrical system needs updating in parts, except for 2 rooms.

Land: Enclosed garden without vehicle access, 472 m².

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 2910 and 5330 € (reference year 2023)
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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel