



252 000 €

Buying house

10 rooms

Surface : 194 m²

Surface of the living : 20 m²

Surface of the land : 13136 m²

Year of construction : 1900

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Amenities :

fireplace, double glazing, Laundry room

6 bedroom

1 terrace

2 shower

1 WC

3 garages

10 parkings

1 cellar

Legal information

252 000 € fees included

5,00% VAT of fees paid by the buyer (240 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1940 Artaix

Living space: Ground floor: Entrance with tile flooring, 9 m². Kitchen, tiled and fitted, 12 m². Dining room, tiled, 20 m². Living room, tiled, sliding glass door leading to terrace, insulated chimney flue, 20 m². Office or master bedroom, tiled, sliding glass door, 22 m². Laundry corner, space for a bathroom to be finished, 7 m². Toilet, cellar-pantry, shower room. First floor: Six bedrooms, hardwood floors, built-in closets, ranging from 10 to 20 m² each. Outbuildings: A bicycle garage, 28 m². Double garage with 200 m² of ground floor space, plus 200 m² of storage upstairs. Shed and wood shelter, old barn of 30 m², and workshop. A well. Miscellaneous: Heating via air-to-water heat pump, double glazing, attic insulation, solar panels (income €2200 to €2500/year). Septic tank compliant with regulations. Adjacent land: 1 hectare 31 ares 36 centiares.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1250 and 1740 € (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