

**670 € / month**

**Rentals house**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 30 m²**

**Surface of the land : 662 m²**

**Exposition : Est ouest**

**Hot water : Gaz**

**Inner condition : good**

**Amenities :**

double glazing

2 bedroom

1 bathroom

1 WC

1 garage

1 parking

1 cellar



**House 1965 Marcigny**

Dwelling: Ground floor: Garage, workshop, 60 m². First floor: Living quarters Fitted kitchen, equipped, linoleum, 18 m². Living room, hardwood floor, 30 m². Two bedrooms, hardwood floor, walk-in closet, 12 m² each. Separate WC. Bathroom. Miscellaneous: Double glazing, connection to mains drainage, central gas heating with recent boiler. Land: 662 m² fenced and landscaped.

**Fees and charges**

Monthly rent 670 € with charges including 20 € provision for charges with annual settlement %} (excluding charges 650 €).

402 € VAT of fees paid by the tenant (including 201 € VAT for state of the property), 650 € for security deposit, minimum net monthly income required 1 800 €

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 2810 and 3880 € (reference year 2023)  
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