



225 000 €

Buying maison

6 rooms

Surface : 143 m²

Surface of the living : 28 m²

Surface of the land : 6000 m²

Year of construction : 1920

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : Excellent

External condition : Rénové

Couverture : Tuiles

Amenities :

Arrosage automatique

2 bedroom

2 terraces

1 shower

1 WC

3 garages

10 parkings

1 cellar

Legal information

225 000 € fees included

2,27% VAT of fees paid by the buyer (220 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison 1923 Le Bouchaud

Living Area: Ground Floor: Kitchen, fitted and equipped, tiled, 28 m², opening onto the dining room, also tiled, with access to the rear terrace of 35 m². Living room, tiled, 28 m². Toilet with washbasin, shower room, boiler room. A room to be converted with an old bread oven, which could be turned into a bedroom or an entrance area, 20 m². A cellar storage room at the back. First Floor: Mezzanine, wood flooring, 25 m². Two bedrooms with wood floors, 20 and 16 m². An attic space of over 80 m² that can be converted. Window frames have also been replaced in the attic. Outbuildings: Attached barn, former stable, garage. Storage shed, a small chalet, and various small outbuildings used as a woodshed, storage room, and general storage. Other Features: Double glazing, brand new roof on the house. New facade as well. Septic tank up to standards. Pellet central heating. A well. Land: 6,500 m² with a lovely location and view.

Document non contractuel - 12/06/2026



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