



100 000 €

Buying maison

4 rooms

Surface : 97 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 110 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : A rénover

External condition : A rafraichir

Couverture : Tuiles

Amenities :

Pool house

2 bedroom

1 bathroom

1 WC

1 garage

1 cellar

#### Legal information

100 000 € fees included

5,26% VAT of fees paid by the buyer

(95 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



### Maison 1810 Marcigny

Living Area: Ground Floor: Garage, cellar, workshop, and small courtyard. First Floor: Kitchen - dining room, 28 m<sup>2</sup>. One bedroom, carpeted, 20 m<sup>2</sup>. Bathroom and toilet. Second Floor: One bedroom, tiled floor, 28 m<sup>2</sup>. Attic. Additional Information: Gas heating connected to the city network. Sewage system connected.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1810 and 2500 € (reference year 2023)  
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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel