

**273 000 €**

**Buying house**

**6 rooms**

**Surface : 170 m²**

**Surface of the living : 31 m²**

**Surface of the land : 2783 m²**

**Year of construction : 2002**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

3 bedroom

1 terrace

1 shower

2 WC

2 garages

10 parkings

1 cellar

**Legal information**

273 000 € fees included

5,00% VAT of fees paid by the buyer (260 000 € 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).

Exemple de décoration virtuelle  
Example of virtual Home Staging



**House 1961 Chenay-le-Châtel**

House built using traditional methods in 2002. Very good overall condition. Full basement: Large garage, workshop area, toilet, pantry, and cellar. Garden level: Spacious L-shaped tiled terrace. Entrance with tiled flooring leading to the living room. Living room with tiled floor, chimney flue, access to the terrace, 31 m². Fitted and equipped kitchen, tiled, 9 m². Dining area, tiled, 12 m². Laundry room. 3 bedrooms with tiled floors, built-in closets, each between 12 and 13 m². Bathroom (double sinks, walk-in shower, tiled). Separate toilet. First floor: via a proper staircase, approximately 170 m², fully convertible. Additional features: Connected to the main sewer system, electric rolling shutters, double-glazed windows, mosquito screens, automatic gate. Central heating oil system, central vacuum. Land: enclosed and planted, 2783 m².

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