

114 900 €

**Buying maison**  
**5 rooms**  
**Surface : 120 m<sup>2</sup>**  
**Surface of the living : 27 m<sup>2</sup>**  
**Surface of the land : 348 m<sup>2</sup>**  
**Year of construction : 1900**  
**Exposition : Est ouest**  
**View : Citadine**  
**Hot water : Gaz**  
**Inner condition : A rafraîchir**  
**External condition : Bon**  
**Couverture : Tuiles**  
**Amenities :**  
 Pool house, Arrosage automatique

3 bedroom  
 1 terrace  
 1 shower  
 2 WC  
 1 garage  
 1 cellar

**Legal information**

114 900 € fees included  
 4,45% VAT of fees paid by the buyer  
 (110 000 € 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 1941 Marcigny**

**HOUSING:** Ground Floor: - Entrance, tiled floor, 11 m<sup>2</sup>, cellar and storage room, toilet with hand basin - Fitted and equipped kitchen, tiled, open to dining room, also tiled, approximately 30 m<sup>2</sup> total - Heated veranda with tiled floor and reversible air conditioning, about 15 m<sup>2</sup> - Summer kitchen, tiled, 7 m<sup>2</sup> First Floor: - Two bedrooms, approximately 10 and 13 m<sup>2</sup>, toilet with hand basin - Landing and office area - Living room with stone fireplace, about 25 m<sup>2</sup> Miscellaneous: - Town gas central heating, triple glazing, sewer connection, roofs in good condition, central vacuum system Outbuildings: - Pigeon loft with workshop at the back, toilet, a room upstairs that can be used as a guest bedroom, garden shed Land: 271 m<sup>2</sup>. PLUS A GARAGE OF ABOUT 70 M<sup>2</sup> PLUS AN UPPER FLOOR OF 70 M<sup>2</sup>. WITH WATER AND ELECTRICITY. LOCATED 50 M FROM THE HOUSE

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D  
 Estimated annual energy between 2940 and 4030 € (reference year 2023)  
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Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel