



125 000 €

Buying maison

6 rooms

Surface : 115 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Surface of the land : 542 m<sup>2</sup>

Year of construction : 1973

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : A rafraîchir

External condition : Bon

Couverture : Tuiles

Amenities :

Pool house

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

125 000 € fees included

4,17% VAT of fees paid by the buyer (120 000 € 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 1820 Marcigny

Includes Basement: - Boiler room, laundry room, boiler room, two-car garage, 40 m<sup>2</sup>. One bedroom, 12 m<sup>2</sup>, shower and toilet Ground floor: - Entrance hall, tiled floor, hallway with closets, - Three bedrooms, carpet and parquet floors measuring 11, 12, and 16 m<sup>2</sup> - Toilet with hand basin. Bathroom (bathtub) - Kitchen, tiled floor, kitchenette area, 12 m<sup>2</sup> - Living room, carpeted, open fireplace, access to terrace, 33 m<sup>2</sup> - Storage room, tiled floor, 4 m<sup>2</sup> First floor: - Attic space above ready to be converted, supporting slab with traditional framework. Miscellaneous: - Connected to the public sewer system, central heating oil-fired. Single glazing. Land: 542 m<sup>2</sup>.

Energy class (dpe) : G - Emission of greenhouse gases (ges) : G  
Estimated annual energy between 5670 and 7720 € (reference year 2023)  
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