



200 000 €

Buying maison

7 rooms

Surface : 220 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Surface of the land : 4500 m<sup>2</sup>

Year of construction : 1870

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : A rénover

External condition : A rénover

Couverture : Tuiles

Amenities :

Pool house, Double vitrage

4 bedroom

1 shower

1 WC

3 garages

10 parkings

#### Legal information

200 000 € fees included

6,38% VAT of fees paid by the buyer (188 000 € 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 1942 Melay

GREAT LOCATION WITH A VIEW. HOUSE: GROUND FLOOR: ENTRANCE, KITCHEN, 40 m<sup>2</sup>. ONE BEDROOM, 16 m<sup>2</sup>. LIVING ROOM, TILED FLOOR, FIREPLACE, 35 m<sup>2</sup>. BOILER ROOM, TOILET, SHOWER ROOM. HALLWAY UPPER FLOOR: ONE BEDROOM, PARQUET FLOOR, 40 m<sup>2</sup>, ONE BEDROOM WITH TERRACOTTA TILES, 40 m<sup>2</sup>. ONE BEDROOM, TERRACOTTA TILES, 18 m<sup>2</sup>. VARIOUS: SINGLE GLAZING, FUEL CENTRAL HEATING. SEPTIC TANK TO BE REPLACED. OUTBUILDINGS: OLD WINE PRESS BUILDING OF OVER 200 m<sup>2</sup> ON THE GROUND FLOOR, 2 CELLARS. BARN OF 100 m<sup>2</sup>, TWO STABLES OF APPROX. 50 AND 60 m<sup>2</sup>. A WELL. SEVERAL SMALL OUTBUILDINGS. ALL THE ROOFS ARE IN GOOD CONDITION. LAND: 4500 m<sup>2</sup> WITH ADDITIONAL SOUTHERN EXPANSION.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 3720 and 5060 € (reference year 2023)  
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