



420 000 €

Buying maison

7 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 64 m<sup>2</sup>

Surface of the land : 22701 m<sup>2</sup>

View : Campagne

Hot water : Electrique

Inner condition : Bon

External condition : Bon

Couverture : Tuiles

Amenities :

Pool house, Arrosage automatique, Piscine

4 bedroom

2 terraces

2 bathrooms

2 WC

2 garages

10 parkings

#### Legal information

420 000 € fees included

5,00% VAT of fees paid by the buyer (400 000 € 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 Saint-Didier-en-Brionnais

Living area: Large open-plan living space of 64 m<sup>2</sup>, tiled flooring, fitted and equipped open kitchen, access to terraces and pool, fireplace with insert, large glass doors. Living room with bar area, tiled, 40 m<sup>2</sup>. Entrance, tiled, toilet with hand basin, pantry, cellar, boiler room, and laundry. Upstairs: 4 bedrooms with hardwood floors, each ranging from 11 to 18 m<sup>2</sup>. A shower room with walk-in Italian-style shower, double sink, 11 m<sup>2</sup>. A bathroom with bathtub and shower, 8 m<sup>2</sup>. Walk-in closet, office corner. Outbuildings: Double garage of 40 m<sup>2</sup> with automatic doors, attic above (40 m<sup>2</sup>) suitable for conversion, providing access to the main house upper level. Pool equipment room housed in the dovecote. Saltwater pool, 4 x 8 m, heated with electric four-season cover. Miscellaneous: Central heating with air-water heat pump and underfloor heating in the large ground floor room, supplemented by oil boiler if needed. Double-flow mechanical...

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Agence Fernandez Immobilier - 4 rue du 8 mai 1945 - 71110 Marcigny  
Tél: 06 72 15 75 99 - [agence@fernandez-immo.fr](mailto:agence@fernandez-immo.fr) - [www.fernandezimmobilier.com](http://www.fernandezimmobilier.com)

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