

238 500 €

**Buying maison**

**6 rooms**

**Surface : 175 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 13000 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

**Couverture : Tuiles**

**Amenities :**

Cheminée, Double vitrage, Arrosage automatique, Portail automatique

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

1 cellar

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Maison 1900 Semur-en-Brionnais**

Ground floor: Fitted kitchen, tiled floor, 20 m<sup>2</sup> spacious living room, bay window, 31 m<sup>2</sup>, toilet, one bedroom, tiled floor, 17.5 m<sup>2</sup> shower room, tiled floor, 7.5 m<sup>2</sup> laundry room, boiler room, 13 m<sup>2</sup> cellar, 34 m<sup>2</sup> First floor: Three bedrooms with hardwood floors, ranging from 11 to 14 m<sup>2</sup> each bathroom with toilet, 5 m<sup>2</sup> convertible attic for home cinema, 22 m<sup>2</sup> mansard mezzanine with hardwood floor, 12 m<sup>2</sup> Land: 1.3 hectares of land. Sanitation: septic tank Heating: Central heating WITH NEW HEAT PUMP underfloor on the ground floor and radiators upstairs Outbuildings: - Cellar, garage

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 1630 and 2270 € (reference year 2023)  
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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel