



84 800 €

**Buying maison**

**Surface of the living** : 25 m<sup>2</sup>

**Year of construction** : 1900

**Exposition** : Sud nord

**View** : Citadine

**Hot water** : Electrique

**Inner condition** : A rénover

**External condition** : A rafraichir

**Couverture** : Tuiles

**Amenities** :

Pool house, Arrosage automatique

5 bedroom

1 bathroom

1 WC

1 cellar



### Maison 1930 Semur-en-Brionnais

**Residence:** Ground Floor: Living room with tiled floors, double-glazed windows, fireplace, approximately 25 m<sup>2</sup>. WC. Access to the cellar. Kitchen with tiled floors, single-glazed windows, about 22 m<sup>2</sup>. A veranda of approximately 18 m<sup>2</sup>. Summer kitchen to be renovated. First Floor: 3 bedrooms with terracotta tiles, carpet, and parquet flooring, each around 12, 18, and 26 m<sup>2</sup>. Partial double glazing. Bathroom in 80s style. Double-glazed windows. Second Floor: Attic 2 attic bedrooms with terracotta tiles, no heating, each about 11 m<sup>2</sup>. (To be renovated) Outbuildings: Cellar under part of the house, a well. Shed with asbestos cement roof.

**Miscellaneous:** Connected to the sewer system, central heating with oil. Partial double glazing. Electrical system needs updating in parts, except for 2 rooms.

**Land:** Enclosed garden without vehicle access, 472 m<sup>2</sup>.

**Legal information**

84 800 € fees included

6,00% VAT of fees paid by the buyer (80 000 € 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).

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