

252 000 €

**Buying maison**

10 rooms

Surface : 194 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 13136 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud nord

View : Campagne

Hot water : Electrique

Inner condition : A rafraîchir

External condition : Bon

Couverture : Tuiles

**Amenities :**

Pool house, Arrosage automatique

6 bedroom

1 terrace

2 showers

1 WC

3 garages

10 parkings

1 cellar

**Legal information**

252 000 € fees included

5,00% VAT of fees paid by the buyer (240 000 € 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 1940 Artaix**

Living space: Ground floor: Entrance with tile flooring, 9 m<sup>2</sup>. Kitchen, tiled and fitted, 12 m<sup>2</sup>. Dining room, tiled, 20 m<sup>2</sup>. Living room, tiled, sliding glass door leading to terrace, insulated chimney flue, 20 m<sup>2</sup>. Office or master bedroom, tiled, sliding glass door, 22 m<sup>2</sup>. Laundry corner, space for a bathroom to be finished, 7 m<sup>2</sup>. Toilet, cellar-pantry, shower room. First floor: Six bedrooms, hardwood floors, built-in closets, ranging from 10 to 20 m<sup>2</sup> each. Outbuildings: A bicycle garage, 28 m<sup>2</sup>. Double garage with 200 m<sup>2</sup> of ground floor space, plus 200 m<sup>2</sup> of storage upstairs. Shed and wood shelter, old barn of 30 m<sup>2</sup>, and workshop. A well. Miscellaneous: Heating via air-to-water heat pump, double glazing, attic insulation, solar panels (income €2200 to €2500/year). Septic tank compliant with regulations. Adjacent land: 1 hectare 31 ares 36 centiares.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 1250 and 1740 € (reference year 2023)  
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