



137 800 €

Buying house

10 rooms

Surface : 220 m²

Surface of the land : 650 m²

Year of construction : 1900

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiles

Amenities :

Bedroom on ground floor, double glazing

7 bedroom

1 terrace

2 bathrooms

1 shower

4 WC

2 garages

2 cellars

Legal information

137 800 € fees included

6,00% VAT of fees paid by the buyer (130 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1702 Iguerande

Main residence: Ground floor: Former restaurant dining area with tiled floors and alcove, 60 m². Former professional kitchen, tiled, 23 m². A small dining room, tiled, approximately 21 m². Toilet and hand basin. Access to a large terrace at the front. First floor: Hallway with stone staircase. 5 bedrooms, each with a washbasin, linoleum flooring, measuring about 11, 19, 25, 15, and 22 m². A bathroom with toilet. Attic above. Second part on the ground floor: possibility to connect with the main section. Two cottages of 40 and 27 m² each, with 2 shower rooms and 2 toilets. Outbuildings: Garage approximately 70 m². Former barn of 60 m², attic above suitable for conversion. Full basement: Vaulted cellar, boiler room, storage, and workshop. Miscellaneous: Septic tank needs to be brought up to standard. Central oil heating. Old double glazing. Reversible air conditioning in the cottages. Land: 650 m².

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 4390 and 5980 € (reference year 2023)
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SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel