

**280 000 €**

**Contact agency**

**Agence BBii**

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**For sale house**

**4 rooms**

**Surface : 116 m²**

**Surface of the land : 199 m²**

**Year of construction : 1980**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

electric shutters, Bedroom on ground floor, CALM

2 bedroom

1 bathroom

1 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

13/06/2025 - Prix T.T.C



### House 8936 Pouilly-sous-Charlieu

House with adjoining warehouse – Pouilly-sous-Charlieu The BBii Agency offers you, in the charming town of Pouilly-sous-Charlieu , a 110 m² house with an adjoining 300 m² warehouse , ideal for a craftsman, a collector or a family project with professional activity. Description of the house: Built on two levels, this house combines functionality and comfort : ° Bright living room with wood stove ° Fitted and equipped kitchen ° Friendly veranda to enjoy the seasons ° 2 spacious bedrooms ° Bathroom ° Separate WC ° Dressing ° Independent boiler room Technical characteristics: ° Town gas heating and wood stove (independent heating) ° Triple-glazed windows with electric roller shutters ° Electricity at 380 volts ° Mains drainage ° Facade redone in 2014 ° Fiber-connected home for optimal digital comfort A small adjoining plot of land completes this property, perfect for your moments of relaxation or for outdoor development. DPE: Class D Situated in a quiet environment yet close to amenities, this property offers a peaceful and practical living environment with rare potential. To visit without delay. For more information or to arrange a visit, contact Agence BBii, your trusted partner in the Loire, Rhône and Saône-et-Loire departments. Selling price : €280,000 (Fees payable by the seller) Make an appointment easily Our online calendar is available here: <https://calendar.app.google/tRUqmomeMjRZwGJy9> Lapierre Marine, Négociateur 06 50 22 84 84 SIRET: 95216530600011

