

95 000 €

Contact agency  
**Agence Chassagne & Fils**

5 place de la Liberté  
19100 Brive-la-Gaillarde

06 51 92 51 19 / fcpchassagne@gmail.com

**For sale village house**

**7 rooms**

**Surface : 140 m²**

**Surface of the living : 30 m²**

**Surface of the land : 4810 m²**

**Exposition : Nord Ouest**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : slate**

**Features :**

Environnement : Campagne..., Bedroom on ground floor

3 bedroom

1 bathroom

1 WC

1 garage

10 parkings

2 cellars

**Energy class (dpe) : F**

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

Document non contractuel

22/05/2025 - Prix T.T.C



### Village house BR951 Saint-Germain-les-Vergnes

In a hamlet of Saint Germain les Vergnes, slightly set back from the road, you will find this stone house with a slate roof, comprising a full basement, on the garden level a separate kitchen, a double living room, a large bedroom, an office and a bathroom, finally on the first floor two bedrooms as well as attic space used for storage. The whole is in need of complete renovation. Next to this house, you will find a shed and a workshop currently rented. On the other side of the road, you will find another plot of land with a shelter also rented to the same person. Notice to enthusiasts REF: BR951 Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

95 000 € agency fees 10,53% à the responsibility of the buyer included

