

**140 000 €**

**Contact agency**

**Agence BBii**

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**For sale stone house**

**7 rooms**

**Surface : 154 m²**

**Surface of the land : 275 m²**

**Year of construction : 1910**

**Exposition : Sud est**

**Hot water : Thermodynamique**

**Inner condition : renovated**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

electric shutters, CALM

4 bedroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

15/06/2025 - Prix T.T.C



### Stone house 8931 Fleury-la-Montagne

Beautiful golden stone house for sale – Fleury-la-Montagne Located in the heart of the village of Fleury-la-Montagne, which offers a pleasant living environment with manicured green spaces, a pedestrian village center bringing together the town hall, library, school, as well as sports and community facilities. This golden stone house with 154 m² of living space offers a peaceful and authentic living environment, just 10 minutes from Charlieu. Description of the property: ° Living space: 154 m² ° Land: 275 m² ° 4 bedrooms on the renovated upper floor ° Bright mezzanine ° Shower room with walk-in shower ° Ground floor: living room, dining room to renovate ° Fully equipped and fitted kitchen, renovated, opening onto a south-east facing veranda ° A small workshop ° Small cozy exterior ° All to the sewer Comfort and energy performance: ° DPE: C ° Heating by heat pump ° Self-consumption solar panels with resale of surplus ° Thermodynamic balloon Highlights: ° South-East exposure, bright ° Partially renovated ° Quiet location in the heart of the village ° Roof monitoring and change of tiles in 2022 ° Property tax: €825/year Price: €140,000 including tax (fees payable by the seller) Make an appointment easily Our online calendar is available here:

<https://calendar.app.google/tRUqmomeMjRZwGJy9> Marine Lapierre, Negotiator 06 59 32 84 84 SIRET 95316539600011

