

234 000 €

Contact agency

Nagep Immobilier Transactions

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For sale house

6 rooms

Surface : 155 m²

Surface of the living : 35 m²

Surface of the land : 1693 m²

Hot water : Thermodynamique

Couverture : tiling

Features :

single floor, Ref Cadastre : AB 82,83, attic,  
Double-vitrage, fireplace, Bedroom on  
ground floor, double glazing

4 bedroom

1 bathroom

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



### House 985 Marcenat

20 minutes from VICHY in MARCENAT in a secluded hamlet in a rural area, a partly single storey house of approximately 155 m² with 6 rooms, 4 bedrooms. On one level, a living space of approximately 50 m² including an open kitchen of 15 m², a living room of 35 m², fireplace with insert, terrace access, a laundry room-back kitchen of 12 m². A 13m² bedroom, a bathroom with spa bath and an Italian shower, an office space. Two independent accesses to the first floor. A first access leading to a 16m² bedroom, a 9m² dressing room. A second access serving two bedrooms of 14m² and 9m². WC with hand basin on both levels. Latest generation double glazing, electric roller shutters. Heating heat pump and thermodynamic tank. House classified as B (DPE). No work needed. Land of 1693m² fully enclosed with electric gate, a shed of 20m². A partly private watercourse crosses the bottom of the garden, garage under construction of 52m² (building permit accepted). Clear view of the fields. Individual sanitation. For more information and visits Eric SINTES sales agent on 06 87 29 82 18 Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

234 000 € fees included

