

**393 750 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale house**

**7 rooms**

**Surface : 198 m²**

**Surface of the living : 45 m²**

**Surface of the land : 6683 m²**

**Year of construction : 1845**

**Exposition : Sud ouest**

**Hot water : Gaz**

**Couverture : tiling**

**Features :**

CALM

4 bedroom

1 bathroom

1 shower

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### House 8913 Versaugues

New in your BBii agency in the Loire, Saône-et-Loire, Rhône sector, this property of approximately 198 m<sup>2</sup> on 6,683 m<sup>2</sup> of land. This house, located in the heart of the Brionnais countryside, features a large living room opening onto a terrace, a separate fitted and equipped kitchen, and a large office. The stone staircase leads to the four spacious bedrooms upstairs, including a master suite, a toilet, and a shower room. Large wooded park of over 6,600m<sup>2</sup> with a pond and numerous outbuildings, including a large one of around 250m<sup>2</sup>. The house is heated by two fireplaces, a gas boiler and a heat pump with underfloor heating. Sanitation needs to be brought up to standard DPE: D / D Price: €393,500 (fees included, payable by the seller) Vollin Sophie, Negotiator 06 72 73 02 76 SIRET: 908 324 767 00015 Fees and charges : 393 750 € fees included

