

234 000 €

For sale house**6 rooms****Surface : 155 m²****Surface of the living : 35 m²****Surface of the land : 1693 m²****Hot water : Thermodynamique****Couverture : tiles****Features :**

single floor, Cadastre Ref: AB 82.83, attic,
double glazing, fireplace, Bedroom on
ground floor, double glazing

4 bedroom

1 bathroom

2 WC

Legal information

234 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.

**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)....

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 770 and 1110 € (reference year 2000)
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