

139 000 €

Contact agency

Nagep Immobilier Transactions

26 place Saint James

03450 Ebreuil

06 60 68 98 98 /

thierry.pegand@nagepimmobilier.com

For sale house

9 rooms

Surface : 220 m²

Surface of the living : 48 m²

Surface of the land : 1100 m²

Hot water : Individuel

Features :

Terrasse de surf. 15, single floor, Double-vitrage, CHIMNEY

2 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel



House 908 Nizerolles

PRICE DROP ! TO VISIT QUICKLY! T9 house to finish RENOVATING of approximately 220m² on a plot of 1100m² with a large BARN and SHEPHERD from 1926 and 2 cellars of 32m². It consists on the ground floor of a large entrance with its FUNCTIONAL BREAD OVEN open to the kitchen, 2 bedrooms of 16m² each, a living room of 48m² with its 2-function fireplace and access to the TERRACE, a corridor leading to a laundry room, a bathroom, a scullery and a separate toilet. Upstairs with HIGH POTENTIAL almost 90m² of attic space to be finished, which can accommodate 3 bedrooms, a large TV or games area and another room which can be used as a mezzanine with access to the living room on the ground floor. A half well with the neighbors. Double glazing on wooden windows, CHAPPEE oil boiler heating, fireplace and electric fluid radiators by inertia. Sanitation is done by a septic tank, the diagnosis will be carried out soon. DPE carried out on 05/03/24: energy cost per year between 3590? and 4930?. STRONG POINTS: BARN 200m² on the ground in apparently good condition, land with NICE AND PLEASANT VIEWPOINT and the ATTIC to finish fitting out. The property tax amounts to 781?. Plan insulation work and bring some electrical anomalies up to standard. TO SEE QUICKLY IDEAL FOR LARGE FAMILY OR INDEPENDENT PROFESSION! Christine TARRE "EI" at 06 11 07 68 93 Information on the risks to which this property is exposed is available on the Cécirika website

