

83 000 €

Contact agency
Agence BIEN-VENDRE
23 rue Léon Gambetta
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For sale house

Surface of the living : 31 m²

Year of construction : 1930

View : Citadine

Hot water : Gaz

Inner condition : to renovate

External condition : GOOD

Couverture : tiling

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

26/02/2025 - Prix T.T.C



House 055 Cambrai

Discover this charming house of 84 m² of living space, perfect for a first purchase or a rental investment. As soon as you arrive, you will be immediately won over by its optimized and bright spaces. On the ground floor, an entrance leads you to a well-structured living room and lounge, followed by a functional kitchen, a bathroom and a separate toilet. Upstairs, a corridor leads to three beautiful bedrooms, ideal for a family or for rental projects. Outside, you will enjoy a terrace and a peaceful garden, perfect for your moments of relaxation. A garage also completes this property. PVC double glazing - GAS central heating. Some work to be done. Don't miss this rare opportunity in the heart of Cambrai! Contact: BIEN-VENDRE Agency - Discover our SUCCESS Mandate - Fixed fees €4,990 - Fees are the responsibility of the seller. Primary energy consumption: 266 kWh/m²/year - GHG: 46 kg CO₂/m² - Estimated annual energy expenditure for standard use: between €1,520 and €2,110 per year. Average energy prices indexed to 2021 (including subscriptions). Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

Fees and charges :

83 000 € fees included

