

166 000 €

Contact agency

Nagep Immobilier Transactions

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For sale house

4 rooms

Surface : 81 m²

Surface of the living : 14 m²

Surface of the land : 369 m²

Year of construction : 1950

Exposition : Est ouest

Hot water : Individuel

Features :

very quiet, Transport : Bus, Proximité :
Centre ville, tous commerces, Surface de
garage : 30, Double-vitrage, Distribution
eau : INDIVIDUEL, Energie Eau : FIOUL,
Detecteur fumée

3 bedroom

1 shower

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



House 1074 Vichy

House with 4/5 main rooms, in excellent condition, 81 m² of living space, 5 minutes from the shops in the center of Cusset. On the raised ground floor: entrance, 14 m² kitchen open to 15 m² dining room, a beautiful through room, quality furniture set, major brand. Living room (or bedroom on the ground floor) of 14 m², shower room and WC both tiled, separate and each with its own window! 2 m² storage. On the 1st floor: 2 bedrooms of 11 m², one of which has access to a small attic (dressing room?). An attic to invest completes the floor. On the ground floor: a 14 m² office that can become a kitchen or bedroom, with direct access to the garden. A 2-car garage, a laundry-boiler room and a small storage room. Garden of approximately 300 m² in front, to the side and especially behind the house. The ideal compromise between quiet countryside and town with its shops. Visit as soon as possible! The risks to which this property is exposed are available on the georisques.fr website and will be presented during the visit. Michel GUILLET "EI" 06 98 10 95 71

Fees and charges :

166 000 € fees included

