



## Village house with garden

35 000 €

63 sqm

3 rooms

Boussac Boussac



Perfect 1st time buyer

Surface	63.00 sqm
Plot size	356 sqm
Rooms	3
Bedroom	2
Bathroom	1
Nb. WC	1 Independent
General condition	In excellent condition
View	Garden
Heating	Electric Individual
Sanitation	Mains drainage
Kitchen	Equipped, American
Property tax	70 €/an
Energy performance	Effectué
Energy consumption	F
Greenhouse emissions	B

Reference 890 Small semi-detached house with garden, ready to move into.

Located 10min from Boussac and 15min from La Châtre, in a small village.

This 63m<sup>2</sup> terraced house on two levels has a living room with fully equipped open kitchen, upstairs two bedrooms, one type with adjoining bathroom. An attic of 38m<sup>2</sup> suitable for conversion, and in the basement a large cellar.

At the rear you will find a pretty, sunny, fenced garden with a large outbuilding.

In perfect condition, no work needed.

This house is ready to move in and would be ideal for a first purchase or a pied-à-terre.

To have.

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Mandate N° 890. Price including 9.38% TTC agency fees to be paid by the buyer. Price excluding agency fees 32 000 €. Our fees : <http://www.immo-creuse-berry.com/honoraires> This property is submitted to you by a sales representative.



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