



## Two houses with pretty wooded grounds

41 800 €

130 sqm

5 rooms

Parsac Gouzon



Surface	130.00 sqm
Plot size	2003 sqm
Rooms	5
General condition	To renovate
Sanitation	Individual
Property tax	195 €/an
Energy performance	Non soumis au DPE

Reference 895 Property composed of two buildings on pretty wooded grounds.

Located 10 minutes from Gouzon, where you will find all the amenities and access to the N145 serving Gueret and Montluçon.

This property on adjoining land of 2000m<sup>2</sup> has two houses whose structures are in very good condition and very healthy.

The first house, semi-detached, of 60m<sup>2</sup> on two levels is in good condition and needs some refreshments. On both sides it has barns for 120m<sup>2</sup> of floor space and offering very good extension possibilities.

The second house of 70m<sup>2</sup> on two levels, in a rough interior state, offers a very good development potential. On the side an old stable of 70m<sup>2</sup>.

The land is wooded, you will find many fruit trees as well as a well and two outbuildings.

This property offers great potential and many possibilities (primary or secondary residence, rental investment).

To grab.

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Mandate N° 895. Price including 10% TTC agency fees to be paid by the buyer. Price excluding agency fees 38 000 €. Our fees : <http://www.immo-creuse-berry.com/honoraires> This property is submitted to you by a sales representative.



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