



Beautiful village house immediately habitable

82 125 €

130 m²

5 rooms

Saint-Julien-le-Châtel
Gouzon



Reference 957 **Living area: 130m²**

Bedroom: 3 +

Garden: 164m²

This beautiful village house of around 130m², adjoining on one side, is immediately habitable.

In the middle of a charming village, quiet, in a quiet street and only 7km from Gouzon (all shops) and the N145.

It is composed on the ground floor: entrance to the fitted and equipped kitchen with access to the cellar of approximately 17m² serving as a laundry room, boiler room. Recent Viessman boiler with OIL.

A hall opening onto the living room, dining room of approximately 25m² with fireplace, separate WC.

On the 1st floor, a 14m² bedroom with parquet flooring and a second 11m² bedroom, bathroom with WC.

On the 2nd floor, a bathroom, a large room serving as a 3rd bedroom of about 40m² with an office area and a dormitory sleeps 3.

This house has a lot of charm, it has metal shutters, PVC double glazing throughout, exposed beams, old wooden floors, cast iron radiator. It is very bright.

Outside, a small courtyard at the front and a non-adjoining garden just a few meters away, ideal for creating a vegetable garden.

For more information and visit request contact me:

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(Commercial Agent RSAC Guéret n ° 831 867 668)

Mandate N° 957. Price including 9.5% TTC agency fees to be paid by the buyer. Price excluding agency fees 75 000 €. DPE vierge This property is submitted to you by a sales representative. Our fees :

<http://files.netty.immo/file/attegia/honoraires>

Surface	130.00 sqm
Livingroom	25 sqm
Plot size	164 sqm
Rooms	5
Bedroom	3
Levels	3
Nb. bathrooms	1
Bathroom	1
Nb. WC	2 Independent
Year of construction	1948 Old
General condition	To do up
View	Street
Exposition	South
Heating	Oil
Openings	PVC, Double glazing
Sanitation	Individual, Not conform
Kitchen	Fitted and equipped, Independent
Furnished	Unfurnished
Property tax	527 €/an

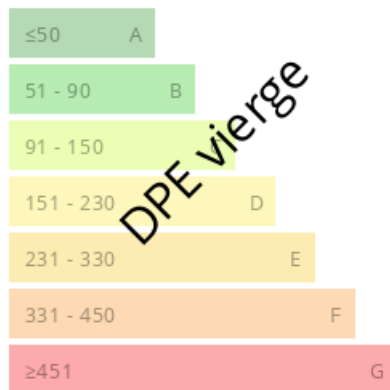


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Consommations énergétiques

Logement économe



Logement énergivore (kWh/m².an)

Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO₂/m².an)