



A few minutes from the center, in Guéret, a large and detached character house with garden.

159 300 €

220 m²

10 rooms

Guéret



Sous offre

Surface	220.00 sqm
Livingroom	25 sqm
Plot size	1040 sqm
Rooms	10
Bedroom	6
Levels	2
Property tax	2 310 €/an

Reference 967 Living space : 229 m²

Bedrooms : 6+

Ground : 1 040 m²

This property comprises 2 attached parts, the old house, extended in an identical style by an annex building, attached .

The house is suitable for a professional who wishes to set up an office in the annex, or for a family who would like to rent a small studio to a student, or accommodate a parent.

The structure is in very good condition. Main gas central heating (condensing boiler). Double glazing.

Alarm system.

The house is composed as follows: a tiled entrance hall, a living room of 25 m² with fireplace and wood burner, chestnut parquet floor, a 12 m² fitted and equipped kitchen opening onto the garden, a 14 m² dining room. A glass-roofed spa area with Jacuzzi. From this room, access to a cellar.

A small laundry area, then we enter the annex, which includes a 3-room apartment of about 13 m² each, a toilet, another 4th room, used for storage of 13 m².

This part has electric heaters, an independent meter, and is insulated by a double wall with rock wool.

Upstairs, a landing, a 11 m² bathroom with bath and shower, separate wc, 5 bedrooms of 12, 13, 13, 10 and 14 m², the later with an en-suite bathroom and dressing room.

Also a 16 m² room used for sports, a toilet with washbasin.

Outside, a private carport for 2 cars.

A beautiful garden around, very intimate, partly enclosed by walls.

5 minutes by car from Place Bonnyaud, 3 minutes from Lycée Pierre Bourdan (accessible on foot)

A property not to be missed!

Mandate N° 967. Price including 6.7% TTC agency fees to be paid by the buyer. Price excluding agency fees 149 300 €.

Classe énergie C, Classe climat D.. Our fees :

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

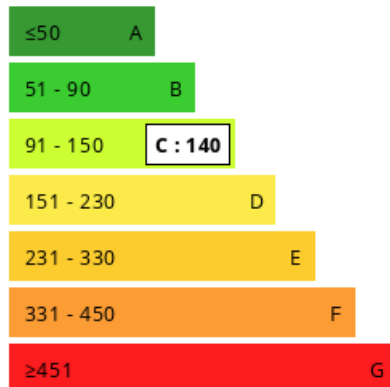


Attegia immobilier
1 Place St Pierre
23270 Châtelus-Malvaleix
www.immo-creuse-berry.com
infos@immo-creuse.com
05 55 61 83 81



Consommations énergétiques

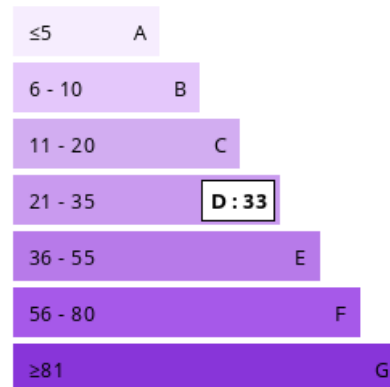
Logement économe



Logement énergivore (kWh/m².an)

Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO₂/m².an)