



A little cottage in good condition,
surrounded by its garden.

48 m²

2 rooms

Moutier-Malcard Bonnat



| | |
|------------|-----------|
| Surface | 48.00 sqm |
| Livingroom | 14 sqm |
| Plot size | 1333 sqm |
| Rooms | 2 |
| Bedroom | 1 |
| Levels | 2 |
| Bathroom | 1 |

Reference 982 Living area: 48 m²

Room : 1

Land: 1,333 m² with a well

As sole agent, we're happy to propose this lovely cottage, habitable and sound.

Oil central heating (Wiessmann boiler in very good condition)

Although it is perfectly habitable, the house will need some work to be modernised and conform.

No septic tank.

The house includes:

A 2.5 m² entrance, a 14,5 m² kitchen, a 3 m² bathroom with shower and toilet, another room for use as a laundry room of 2.5 m², with a bidet. The toilet could be placed in this room, in order to give more space to the shower in the bathroom.

A 14 m² living / dining room, parquet floor.

Upstairs, a 10,5 m² bedroom and two small attics on each side.

Outside, 2 outbuildings: the boiler room / workshop of 15 m², and a 15 m² garage.

There is also a large cellar.

The whole on a maintained ground of 1,333 m².

Not far from Moutier Malcard, a village with a small shop (grocery, vegetables, bread...)

Aigurande and Bonnat are about 10 mn drive.

A house to see quickly.

Mandate N° 982. Price including 10% TTC agency fees to be paid by the buyer. Price excluding agency fees 31 500 €. DPE manquant Our fees :

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



Attegia immobilier

1 Place St Pierre

23270 Châtelus-Malvaleix

www.immo-creuse-berry.com

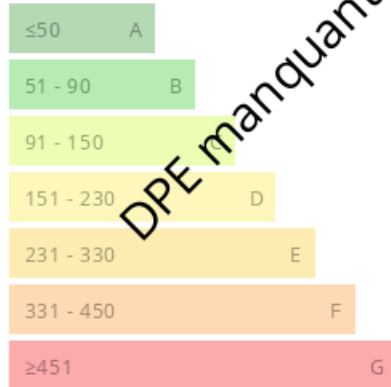
infos@immo-creuse.com

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)