

50 000 €

120 m<sup>2</sup>

3 rooms

Sazeray



Sous offre

Surface	120.00 sqm
Livingroom	37 sqm
Plot size	2720 sqm
Rooms	3
Bedroom	2
Bathroom	1
Nb. WC	1
General condition	To renovate
Heating	Wood Oil
Sanitation	Individual, Not conform

Reference 987 In a hamlet located 8km from the village of Sainte-Sévère-sur-Indre (all shops, school, doctors, weekly market), in the countryside, traditional house to finish renovating on land of 2720m<sup>2</sup>.

The house has an area of approx. 120m<sup>2</sup> offers you a main room of 37m<sup>2</sup> equipped with a wood stove, a large bedroom of 29m<sup>2</sup> open to the garden. A small bathroom with WC is accessible by the veranda. Upstairs, the attic has been converted into a large bright room (windows and skylight) with the possibility of dividing into two bedrooms. Very healthy house, to finish renovating to make it your home. Has a central heating installation with oil tank. Numerous outbuildings: an adjoining barn of approx. 200m<sup>2</sup> whose roof needs to be renovated (ridge and cover), a bread oven in good condition and a shed.

Very nice land with open views over meadow on one side and an orchard on the other side and adjoining a coppice.

An exclusivity to seize.

Announcement written by Xavier SEGURA, Commercial agent registered with RSAC Châteauroux under number 852 827 393 Tel: 07 81 65 79 45 mail: [xavier.attegia.immo@gmail.com](mailto:xavier.attegia.immo@gmail.com)

Mandate N° 987. Price including 11.11% TTC agency fees to be paid by the buyer. Price excluding agency fees 45 000 €.

Classe énergie D, Classe climat D.. This property is submitted to you by a sales representative. Our fees :

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



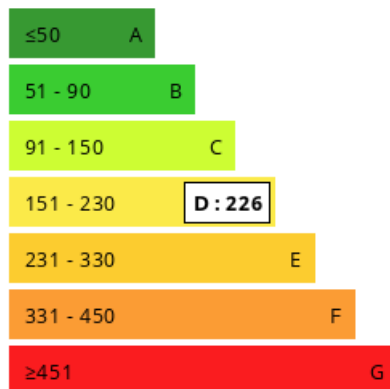
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### Consommations énergétiques

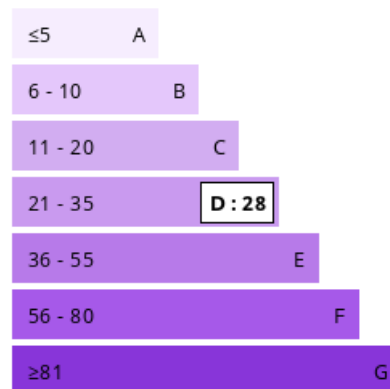
Logement économe



Logement énergivore (kWh/m².an)

### Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO2/m².an)