



200 m from the first neighbor:
House with attached barn

50 m²

3 rooms

La Cellette Genouillac



Surface	50.00 sqm
Livingroom	24 sqm
Plot size	3265 sqm
Rooms	3
Bedroom	2

Reference 988 Living area: 50 m²

Bedroom: 2

Land: 3265 m²

Only with us ! House to restore on its land. On a small road with no big traffic.

Water and electricity connected. Old septic tank probably to rebuild.

Some tiles to be put back on the roof, but the framework seems to be in good condition.

Entrance into the 24 m² main room with a fireplace.

Parquet floor in poor condition.

Cellar below accessible from the outside.

A bedroom of 11 m², followed by a second of 10.50 m² separated by a partition wall. From this room an access to the attic via a ladder.

Under these rooms is a basement (accessible from the outside)

From the main room, you reach the 26.50 m² barn in which there is a toilet and a shower.

The house requires a lot of work, but is suitable for a person looking for an isolated property.

The land is overgrown.

It is located near the Gueret-La Châtre road.

Genouillac, its school, its doctor and its shops is less than 10 minutes away.

Sainte Sévère sur Indre, a pretty medieval town is also 10 minutes away.

La Châtre is 20 minutes by car. You will find a small hospital, schools, college, high school and supermarket. As well as a very nice weekly market. This property should go quickly.

Mandate N° 988. Price including 16.67% TTC agency fees to be paid by the buyer. Price excluding agency fees 18 000 €. Non soumis au DPE Our fees :

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



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Consommations énergétiques

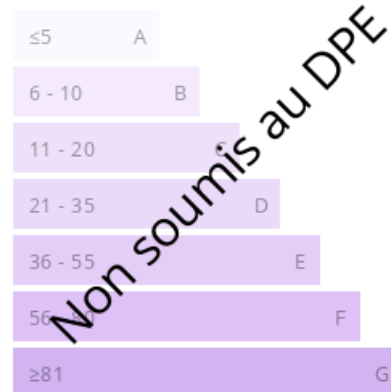
Logement économe



Logement énergivore (kWh/m².an)

Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO₂/m².an)

