



Stone house, ready to move in, with small garden, in a nice little town with shops.

38 500 €

100 m²

4 rooms

Châtelus-Malvaleix



Surface	100.00 sqm
Livingroom	24 sqm
Plot size	165 sqm
Rooms	4
Bedroom	3
Nb. bathrooms	1
Nb. WC	1
General condition	To do up
Sanitation	Mains drainage
Property tax	400 €/an

Reference 1024

Accommodation size : 100 m²

Bedrooms : 3

Land : 165 m²

This house is located in a very pretty medieval town, in North Creuse.

It is connected to mains drainage. The windows upstairs are double glazed. Electric heating.

The house can be lived in on ground floor is wished.

Entrance into a 24 m² sitting/dining room with a fireplace, then a 13 m² fitted kitchen, a bathroom, wc, a 14 m² bedroom.

A staircase hall (with a nice wooden staircase) and access to the back courtyard/garden, with a small veranda.

Upstairs, 2 bedrooms, 13 and 24 m², and a small attic. Beautiful view over the village's place from there.

Above, an attic, (convertible with proper authorizations, of course!)

A cellar under the house, with an external access.

The house needs some upgrading but is habitable as it is. Part of the furniture will stay.

The shops and services (doctors, pharmacy, schools...) are at walking distance.

The village is nice and peaceful, and has a lake with a beach.

This property could be a main house or used as a pleasant holiday home.

Price including 10% TTC agency fees to be paid by the buyer.

Price excluding agency fees 35 000 €. DPE blank Our fees :

<https://files.netty.immo/file/attedgia/honoraires>

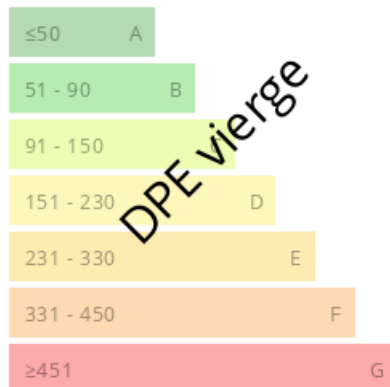


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Consommations énergétiques

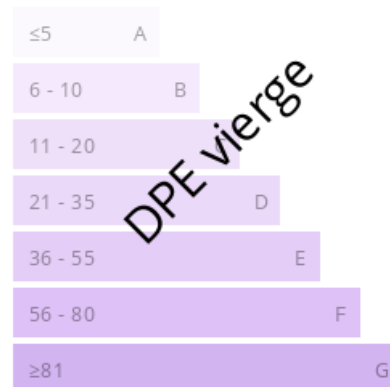
Logement économe



Logement énergivore (kWh/m².an)

Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO₂/m².an)