



House

SIVRY SUR MEUSE (55)

60 000 €



225 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Lucie LE GOUAS from Capifrance presents exclusively this house divided into two dwellings located in the municipality of Sivry-sur-Meuse.

The first dwelling of 85m² is currently rented for €405/month.

Upon entering, you will find a large garage of 65m² with a workshop area and various cellars. At the same level, there's an office, a living room of 26m², a kitchen of 14m², a boiler room with an oil boiler, a separate toilet, a bedroom, and a bathroom.

On the first floor, a second bedroom and a large attic.

At the rear of this dwelling, a closed and wooded garden of 450m², a terrace, and a garden shed.

The second dwelling, approximately 130m², is to be renovated.

On the ground floor, an entrance leads to a separate toilet and a kitchen of 15m².

Then, the living room will take you upstairs, consisting of 4 bedrooms from 13m² to 19m², and a bathroom.

Virtual tour available upon request. Les honoraires d'agence sont à la charge de l'acquéreur, soit 9,09% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°528 464 399 - Greffe de VAL DE BRIEY) Lucie LE GOUAS Entrepreneur Individuel 06 69 67 40 24 - Plus d'informations sur le site de CAPIFRANCE (réf.817804)



Lucie LE GOUAS

UGNY (54870)

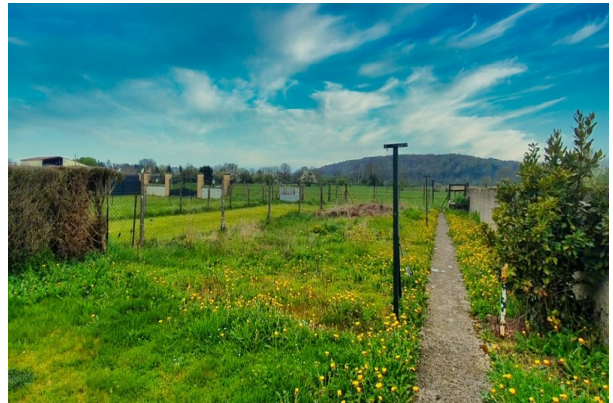
Agent

RSAC : 528 464 399 00013

Courts service city : VAL
DE BRIEY

(+33)6 69 67 40 24

LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	8
Number of bedrooms	6
Number of bathrooms	1
Toilets count	2
Washrooms	1
Terrace	1

DPE/GES

DPE	370
GES	104

APPENDIX

Parking	extérieur
Parking space	1
Garage	1
Videophone	Non

SERVICES

Heater	fuel
Kitchen	aménagée

GENERAL

Reference	817804
Property type	House

SURFACES

Living space	225 m²
Land surface	745 m²