



**Maison**  
132 m<sup>2</sup>



Le Creusot (71)

2 chambres + bureau + séjour + salon



06 46 98 87 88  
maryline.buffenoir@capifrance.fr

*Maryline Buffenoir*

## House

LE CREUSOT (71)

**160 000 €\***

\* Agency fees to be paid by the seller



132 m<sup>2</sup>



5 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

This town house of approximately 132.5m<sup>2</sup> has multiple assets. Indeed, it is currently fitted out on one level but it also offers you the possibility of completely fitting out the 1st floor of approximately 126m<sup>2</sup>. This house is made up, on the ground floor, of 2 entrances, 2 bedrooms, 1 office, 2 bathrooms, 1 American kitchen, 1 summer kitchen. It is possible to modify the layout, either by creating a 3rd bedroom on the ground floor or redoing an independent apartment. Its enclosed, tree-lined garden, as well as its terrace of approximately 40m<sup>2</sup>, facing south and not overlooked, will seduce you! In the basement, you will find approximately 154m<sup>2</sup> of space to arrange as you wish. Cement tiles in the main entrance, cornice in the living room, parquet floors, stone... add to its charm! A visit is essential, call quickly for an appointment!

Fees are the responsibility of the seller.

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

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Maryline BUFFENOIR**

**LE-CREUSOT (71200)**

Agent

RSAC : 841 469 216 00011

Courts service city :  
CHALON SUR SAONE

**(+33)6 46 98 87 88**

## LE BIEN EN IMAGES

capifrance

Le Creusot (71)

2 chambres + bureau + séjour + salon

Maison  
132 m<sup>2</sup>



06 46 98 87 88  
maryline.buffenoir@capifrance.fr

*Maryline Buffenoir - Capifrance*



## DETAILS

### GENERAL

Reference ..... 826803  
Property type ..... House  
Year of construction ..... 1900  
Exposure ..... South  
View ..... Vue sur Toits

### SURFACES

Living space ..... 132 m<sup>2</sup>  
Living room surface ..... 30 m<sup>2</sup>  
Land surface ..... 586 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 2  
Toilets count ..... 2  
Washrooms ..... 2  
Terrace ..... 1

### APPENDIX

Parking ..... extérieur  
Parking space ..... 5  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... gaz  
Kitchen ..... américaine



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle