



Stone house

SAINT VICTOR SUR OUCHE (21)

179 000 €*

* Agency fees to be paid by the seller



137 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

SAINT VICTOR SUR OUCHE. You will be seduced by the volumes and the atypical character of the house. Quiet, facing the Burgundy canal and the Château de Marigny. The house opens on the garden level onto a sublime living room of 53 m² and its Burgundy tiles, tiles, monumental fireplace, kitchen to be fitted out and small cellar. The building has several entrances. To access the first floor, you will take a beautiful stone staircase, then its corridor with cement tiles leads to three bedrooms of 13.70 m², 14.40 m² and 15.55 m², bathroom. On the second floor, a fitted room of 17.25 m² and a large surface area for this convertible attic of 42.65 m². To complete this atypical property, pleasant wooded land of 588 m², barn of 73 m² on the ground with good height overlooking the common courtyard. The entire house of 153.80 m² on the ground needs to be reinforced. Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

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).

**** 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 836536

Property type Stone house

Year of construction 1800

SURFACES

Living space 137 m²

Living room surface 53 m²

Land surface 588 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 340

GES 22

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater bois

Heater gaz

Kitchen vide



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