



House

CHAMPS SUR YONNE (89)

272 000 €*

* Agency fees to be paid by the seller



124 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CHAMPS SUR YONNE, near Auxerre old house completely renovated plus outbuilding, close to all shops, school, restaurant, pharmacy..... Entrance, fitted kitchen, pantry, living room of 31 m2 with direct access to a terrace, fireplace, one bedroom on the ground floor with bathroom, upstairs, 2 bedrooms, attic of 50 m2. Garage, boiler room with new gas boiler, Magnificent vaulted cellar of 40 m2 Work carried out in 2021 and 2022, windows, roof, gas boiler.... Land of 1029 m2. The most an outbuilding for your future office or workshop or gym or studio! To visit quickly

Les honoraires sont à la charge du vendeur.

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!



Christophe CHANEL

SAINT-GEORGES-SUR-BAULCHE (89000)

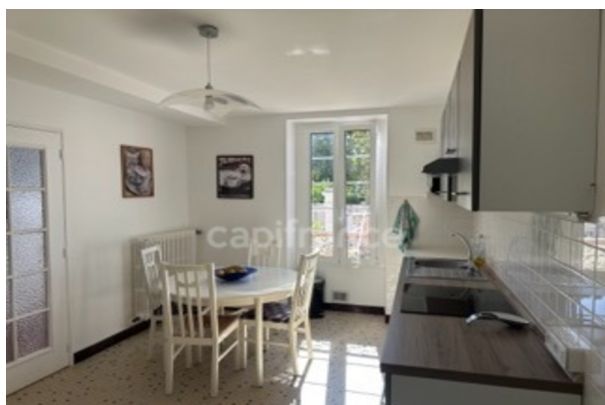
Agent

RSAC : 833 042 542 00013

Courts service city :
AUXERRE

(+33)6 10 80 58 35

LE BIEN EN IMAGES





DETAILS

COMPOSITION

Number of rooms	4
Number of bedrooms	3
Toilets count	1
Washrooms	1
Balcony	1
Terrace	1

DPE/GES

DPE	250
GES	54

APPENDIX

Parking	extérieur
Parking space	3
Garage	1
Cellar	1
Videophone	Non

SERVICES

Heater	gaz
Kitchen	aménagée
Interpcom	Yes

GENERAL

Reference	850849
Property type	House
View	Vue sur Jardin, sur Village

SURFACES

Living space	124 m²
Living room surface	31 m²
Land surface	1029 m²



CAPIFRANCE
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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