

Single-story house, including kitchen, 2 dining rooms, 3 bedrooms, bathroom, garage



INFORMATION

Town:	Cressy-sur-Somme
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	1493 m2



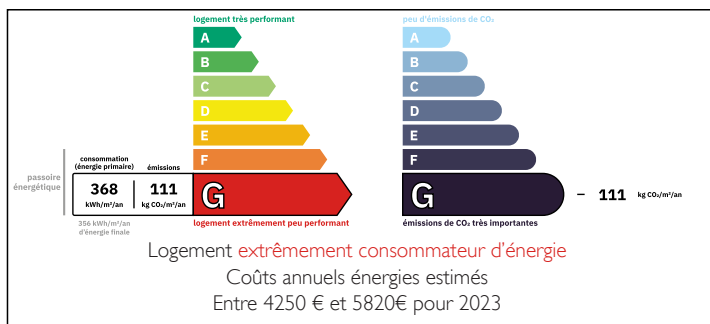
IN BRIEF

House with kitchen, 3 bedrooms, 2 living rooms, dining room, bathroom, separate toilet, garage, convertible attic, cellar.

Land of 1500 m².

Located in a small village.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Beautiful house to be restored, in a quiet village right across from the church. This house can, after renovation, become a nice cozy home for a family. Large flat garden (1500m²), fully enclosed. Large garage 50m² with a 27m² cellar. The garage has 400V electricity (three-phase).

The house consists of a kitchen, living room, 2 dining rooms, 3 bedrooms, bathroom, separate toilet, wood storage, and a shed.

The house dates back to the late 1800s.

The property is connected to the sewer system. There is oil central heating, brand Viessmann. It is still working well.

Hot water in the kitchen is electric, in the bathroom via gas bottles.

The attic can be fully converted into additional living space. It is currently only accessible via an outside staircase.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 530 EUR

NOTES