



Le Chat Immo

L'Art de se retrouver chez soi...

04 98 14 85 52

House - 102 m²

COTIGNAC

295 000 €*

* Agency fees will be borne entirely by the seller



DESCRIPTION DU BIEN

In cotignac, a rare opportunity hard to obtain : a house to renovate, over 2 levels, built on a plot of 9440m² in a natural area, planted with oak trees with several outbuildings. The house is approximately 102m² habitable, semi-detached. It benefits from energy performance D thanks to wall and roof insulation. On the ground floor you will find a large living room with fireplace and window doors opening onto a south-east facing terrace as well as a hallway, a bedroom, a bathroom with WC and a furnished kitchen opening onto a covered terrace facing north west. On the first floor there is a hallway, storage, four bedrooms, and a bathroom. This property benefits from electric and wood heating equipment, single wooden glazing, a septic tank (revision necessary to comply with recent standards) and two boreholes : one for the house and one for the farm or animal. In the annex we find a garage of approximately 60m², a rainwater tank of approximately 16m², a wooden lean to and an undeclared cabin of 30m² in permanent construction. Dating from more than 30 years old, with removable lean to of 36m² and a covered terrace of 9m². everything is located in an exceptional forest setting with plenty of possibilities for transformation and compete autonomy. "The information about the risks this property is exposed to are available on the georisks website <http://www.georisques.gouv.fr>"

LE BIEN EN DETAIL

Reference : 10151
Town : COTIGNAC
Transaction : Sales
Type of property : House
Price Including charges : €295 000
Surface : 102 m²
Land : 9440 m²
Construction : 1900

Living room : 32 m²
Number of rooms : 6
Number of bedrooms : 5
Bathroom : 1
Shower room : 1
Nbr of terrace : 2
Kitchen : meublee
Heating : Bois,
Electric
Parking : 6



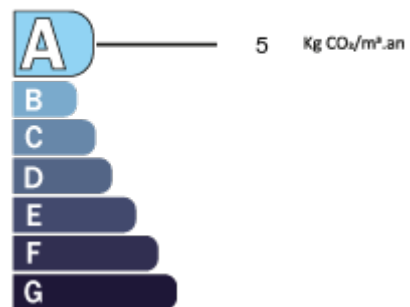
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 950€ max. 1330€



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS





