

128 000 €

Buying house

3 rooms

Surface : 56 m²

Surface of the land : 534 m²

Amenities :

Cheminée Poêle à bois, Double vitrage,
calm

2 bedroom

1 shower

1 WC

1 parking

Legal information

128 000 € fees included

6,67% VAT of fees paid by the buyer
(120 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 2183 Courteix

Charming stone house with outbuildings Located just 10 minutes from Ussel, this stone house offers a peaceful countryside lifestyle. It includes: An entrance leading to a cozy living area with a kitchenette, a traditional cantou fireplace, and a wood stove, A bright veranda overlooking the outdoors, A shower room and separate toilet. Upstairs: The landing provides access to a comfortable bedroom and an office (or guest room). In the full basement, a laundry area and oil boiler (recent boiler) Outside: A double garage with a terrace above A garden shed chalet, Enclosed land Property tax €498 Private sanitation system in good working condition but not up to current standards.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1380 and 1960 € (reference year 2025)
Document non contractuel - 31/08/2025



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Carte professionnelle CPI19012020000045025 - RCS 881 358 535 - Code NAF 6831Z - SIRET 88135853500022 - Garantie financière : ALLIANZ n. police 41543943 garantie d'un montant de 110000 € - Document non contractuel