

**170 600 €**

**Buying maison en pierre**

**8 rooms**

**Surface : 157 m²**

**Surface of the living : 33 m²**

**Surface of the land : 4990 m²**

**Year of construction : 1894**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Exceptionnel**

**Couverture : Ardoises**

**Amenities :**

Pierres, Cheminée Poêle à bois, Chambre de plain-pied, Calme

5 bedroom

1 bathroom

2 showers

2 WC

1 cellar

**Legal information**

170 600 € fees included

6,63% VAT of fees paid by the buyer (160 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Maison en pierre 2142 Sarrau**

To discover quickly. Magnificent stone construction from the end of the 19th century. Located in an exceptional setting, 185 m² (approximately 165 m² of living space) spread over two levels, on the ground floor: Entrance hall, spacious living room of 33 m², dining room of the same size, independent kitchen (to be refreshed), bathroom (to be refreshed), toilets, and two bedrooms. Upstairs which has been completely renovated and insulated: family room of 37m², bathroom, shower room and two other bedrooms. Very healthy cellar. inglenook fireplace with wood heating system and additional electric radiators, hot water tank. All on a plot of 4990 m² offering you tranquility and a breathtaking view.

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
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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