



147 000 €

House for sale

4 rooms

Surface : 72 m<sup>2</sup>

Surface of the land : 1650 m<sup>2</sup>

Benefits :

Fireplace, Bedroom on ground floor,  
Double Glazing

2 bedroom

1 bathroom

1 WC

3 garage

1 cellar

Energy class (old measure) : F

Climate class : F

Document non contractuel

06/05/2024 - Prix T.T.C



House Senantes ref. 102V2234M - Mandat n°M009

**SAINT GERMER DE FLY SECTOR**

**OLD HOUSE WITH CHARACTER** on a plot of approximately 1650 m<sup>2</sup>, divided into an entrance hall, dining room, living room with fireplace, kitchen, bathroom, laundry room, wc and two bedrooms.

**Upstairs: Large attic over the entire surface.**

**Many outbuildings in continuity of the house, cellar and garages.**

**Water, electricity, compliant sanitation, central heating.**

**ENERGY CLASS: F for 350**

**CLIMATE CLASS: F for 91**

**Estimated amount of annual energy expenditure for standard use between €1950 and €2690 per year.**

**Dwelling with excessive energy consumption: Class F**

**Ref: M009**

**Agency fees are the responsibility of the seller.**

**Fees and charges :**

**147.000 € fees included**

