



199 000 €

**Buying house**

**4 rooms**

**Surface : 99 m<sup>2</sup>**

**Surface of the living space : 43 m<sup>2</sup>**

**Surface of the land : 2238 m<sup>2</sup>**

**Year of construction : 2000**

**Hot water : Electrique**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Legal information**

199 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House P010 Marseille-en-Beauvaisis

Family Home with Full Basement – Near Marseille-en-Beauvaisis Located just a short distance from Marseille-en-Beauvaisis, this charming house from the 2000s offers 99 m<sup>2</sup> of living space, built over a full basement, all set on a 2,238 m<sup>2</sup> plot. On the ground floor, you'll find a spacious, bright living room with an open fitted kitchen, perfect for social gatherings. A bedroom on the main level, a walk-in shower room, and a separate WC complete this floor. Upstairs, a landing leads to two bedrooms and a bathroom with WC, providing comfortable sleeping quarters for the whole family. The full basement includes a garage for two cars, a cellar, and an insulated, heated room that's ideal for a fourth bedroom, an office, or a recreation room, depending on your needs. Comfort is ensured by electric heating supplemented by a wood stove. Outside, you can enjoy a large garden and a wooden terrace, perfect for sunny days. Agent's note: A bright and...

Energy class (old measure) : D - Climate class : B

Estimated annual energy between 1530 and 2130 € (reference year 2023)

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