

**SOLD** - Opportunity for the do-it-yourself man or woman, 2 houses to renovate.

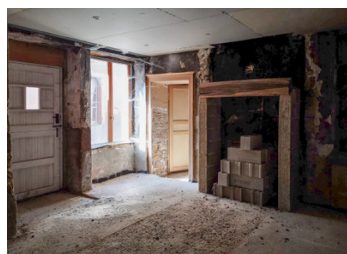


## INFORMATION

Town:	Melay
Department:	Haute-Marne
Bed:	2
Bath:	2
Floor:	222 m2
Plot Size:	200 m2

## IN BRIEF

2 houses for sale for a real do-it-yourself man or woman. The small house has been partly renovated and can be used while you do the rest of the renovations at your own pace. Between the 2 houses a courtyard (parking on own land) and behind it barns with an incredible potential to expand. Behind them you will find the garden which is bordered by a natural stream.

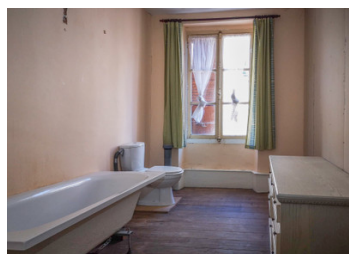
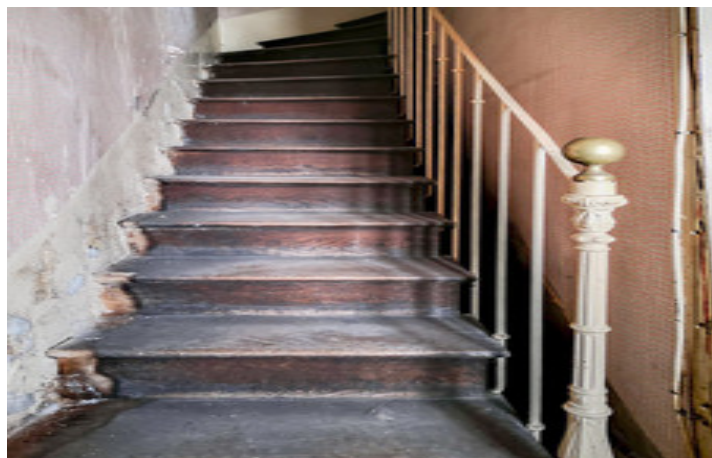


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located in a lively village two houses. The small one is partly habitable and consists of on the ground floor 2 rooms, on the second floor 2 rooms and a separate toilet. Above that, a spacious attic. The large house is a former butcher shop. The ground floor has 2 rooms (non load-bearing walls) in which there is still a cold store. The 1st floor has for now 3 bedrooms, corridor and bathroom (renovation partly done). The attic offers a great bright space to be filled in terms of use.

From the ground floor you walk into the barn which is located behind both houses. This offers a lot of space to renovate to your own insight or to leave it as it is. Behind the barn, the garden.

15 minutes away from shops. A good restaurant a stone's throw away (also bread depot).

## LOCAL TAXES

**Taxe foncière: 428 EUR**

**Taxe habitation: 536 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES