

House - 298 m<sup>2</sup> STE SOULINE Price: €280 800 \*
Honorary Award Excluded: €270 000
\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

Newly converted barn with attached house. No neighbours and far reaching views. This very well finished property is in a beautiful position in the southern Charente on its own with views all round. This property has just recently been finished and ready to move into, quality oak joinery throughout, slate flooring, central heating, new bathrooms and fitted kitchen, high level of insulation only normally achieved within a new build property The open plan living space is large and light with a ground floor bedroom with ensuite bathroom and also utility room with WC and washbasin. There is a new fitted kitchen with large island, dining area and sitting area with log burner. The first floor is reached by the solid oak staircase on to a large mezzanine area. The master bedroom is double aspect with en-suite bathroom with bath, walk in shower and vanity unit. Adjoining the bathroom is a spacious dressing room. There are two other bedrooms with a family bathroom with bath and shower. The property has a new central heating system, conforming electricity and fosse septique drainage system Attached to the main house a further house all on one level with open plan living room, bathroom and bedroom all on the ground floor, perfect for the visiting parents or indeed to move into whilst letting letting in this popular area not far from the very popular village of Aubeterre and the Dordogne borders The property is reached by a long private drive and the gardens surround the property providing privacy and super views, there is also a stone built detached garage. The nearest village is 5kms away with basic amenities and also a very popular swimming lake. This

property is finished to a high standard conforming to current regulations. J&S IMMO Clare Nicholls - Agent Commercial - MOBILE FR: 0033 (0) 6 24653041 Email: clare.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU:0033(0)5-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 280 800 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 270 000 euros

## LE BIEN EN DETAIL

Reference: 476CN16 Town: STE SOULINE Transaction: Sales

Type of property: House

Price Including charges: €280 800 Surface: 298 m<sup>2</sup> **Land**: 8885 m<sup>2</sup>

**Living room**: 96 m<sup>2</sup> Number of rooms: 8 Number of bedrooms: 5

Bathroom: 2 Shower room: 1 Kitchen: American Garage: yes

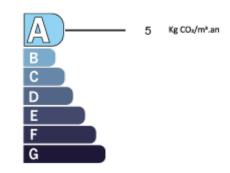


## **DIAGNOSTICS DPE-GES**

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg  $\rm CO2^2\,/\,m^2\,/\,year$ \* Dont émissions de gaz à effet de serre

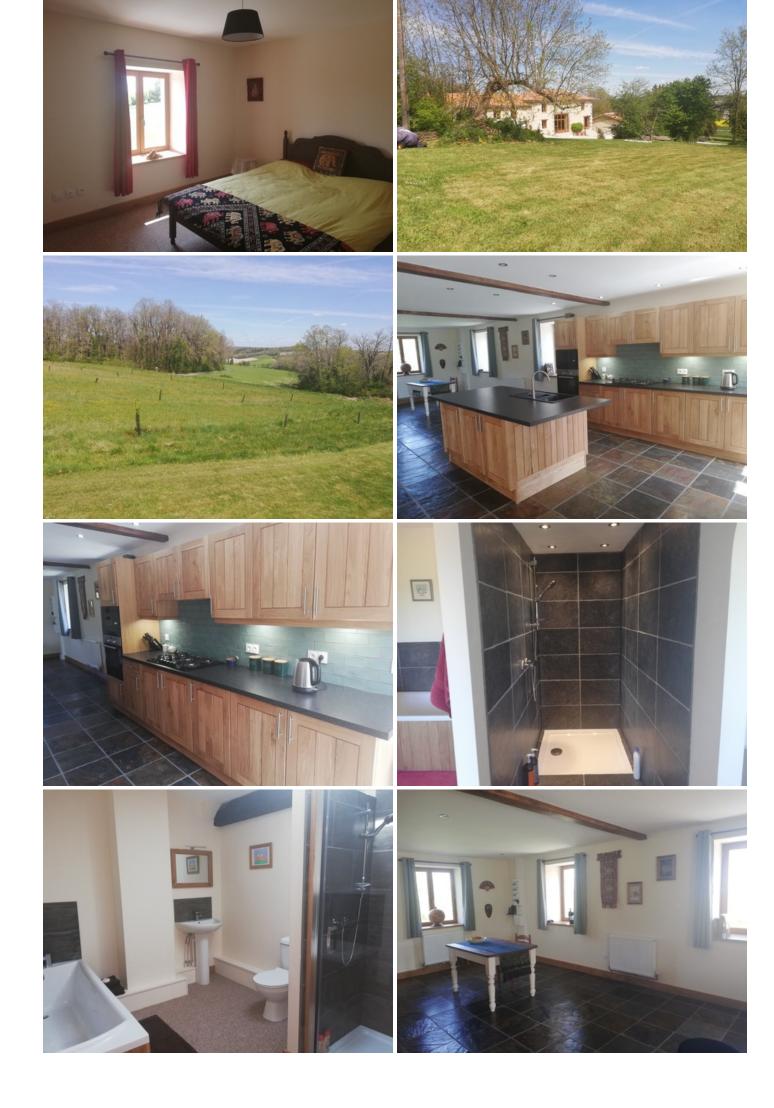


## LE BIEN EN PHOTOS

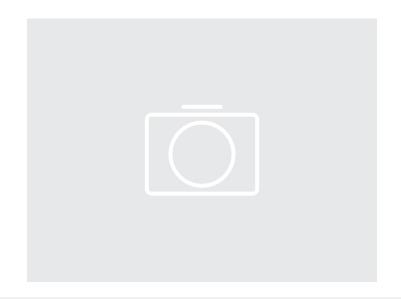














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