

House - 250 m²
CHABANAIS

HAI
Price: €199 500 *
Honorary Award Excluded: €190 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Charming Detached Stone House & Gite in over an acre garden, Close to lakes and town and 1/2 hr Limoges Well restored property with attached gite, 250m² of living space on offer with total 4 bedrooms and 4 bathrooms comprising of the following Ground floor; Entrance hall with cloakroom wc, large kitchen diner, living room with fireplace and wood burner, bathroom with bath, double sink unit, second utility and kitchen. First floor; Staircase to large landing and main bedroom with ensuite bathroom and wc, two other bedrooms one which is fed from second staircase so ideal for guests. Heating is by means of an air water heat pump system which can be very economic to run Second house - Gite; Kitchen with fireplace, living room, bathroom with shower and wc, boiler room utility with ancient bread oven, staircase to bedroom and second shower room with wc, central heating Outside attached garden and further non attached garden, orchard and small lake quite nice for guests to go for a stroll, outbuildings include an open garage, workshop, other outbuildings and a very practical cave for your goodies Chabanais is an attractive little town with the River Vienne passing through it, having most commerce's and just 10min drive away easy access to surrounding cities of Angouleme, Poitiers, Bordeaux and Limoges The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short walk to the centre of town of Chabanais a small town with pretty much everything and half an hour from the capital city of Limoges and 40 mins from Angouleme, Limoges airport

offers discount flights to and from the UK, please contact us at J & S Immo for more details, French company with English representatives with nearly two decades of experience in property sales, we are an enthusiastic agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 199 500 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 190 000 euros

LE BIEN EN DETAIL

Reference : 742JS16
Town : Chabanais
Transaction : Sales
Type of property : House
Price including charges : €199 500
Property tax : €800
Surface : 250 m²
Land : 5805 m²
Floors : 1

Number of rooms : 8
Number of bedrooms : 4
Bathroom : 2
Shower room : 2
Nbr of terrace : 1



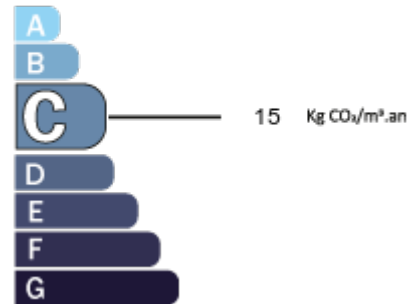
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



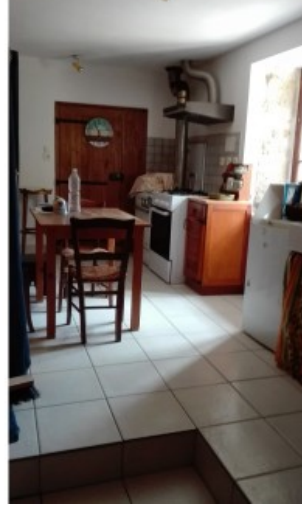
Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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