

House - 290 m²

ROUMAZIERES LOUBERT

HAI

Price: €346 320 *

Honorary Award Excluded: €333 000

Honoraires : 4,00% TTC*

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Charming Maison De Maitre with great views, Swimming Pool, second attached house, Barn, over an acre, Charente, 30 mins Airport
Very tastefully restored retaining all the original features. Main house comprises of large original entrance hall and feature staircase, cloakroom wc, to the left a dining room with fireplace semi open plan to country kitchen, onto very practical utility room, adjacent shower room with wc, back into utility door to rear garden and adjacent second cottage, boiler room ideal as works very well as a laundry room. second staircase to the upstairs, to the right of the entrance hall a very spacious living room with fireplace light and airy as triple aspect, doors to the garden, original stone sink within amongst the original features of this lovely room. Back into the

entrance hall superb original staircase leading to a total of four bedrooms all of very good size, one of which has its ensuite bathroom within, two further bathrooms, further bedroom / office, stairs up to loft area ideal for conversion with Windows in place. Attached gite with open plan living room and kitchen area, large bedroom and bathroom wc. Outside a barn of some 250m² in size detached from the house , Swimming pool 10 x 5 m with roman ssteps and surrounding terrace and further covered terrace summer ktichen, suparb views to far beyond. Plot size some 5500m² of land thats well over an acre, small village with basics boulagerie and a litlle bar restaurant, town of Roumazieres or Chabanais just a few Km's in either direction, almost central between the cities of Limoges and Angoulême. Mains Drains and mains gas fired central heating. J&S IMMO 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 : 346 320 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 333 000 euros

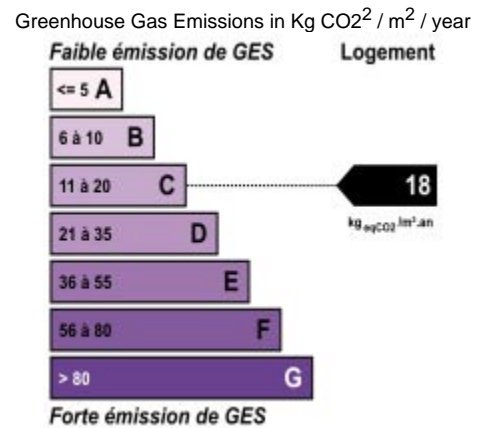
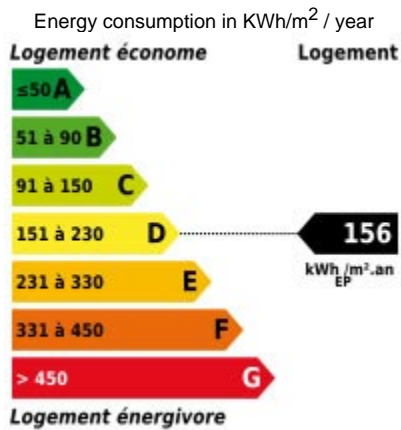
LE BIEN EN DETAIL

Reference : 206JS16
Town : ROUMAZIERES LOUBERT
Transaction : Sales
Type of property : House
Price Including charges : €346 320
Property tax : €2 070
Surface : 290m²
Land : 5577m²

Living room : 38m²
Number of rooms : 9
Number of bedrooms : 5
Bathroom : 1
Shower room : 4
Nbr of terrace : 1
Heating : City gas
Piscine : yes

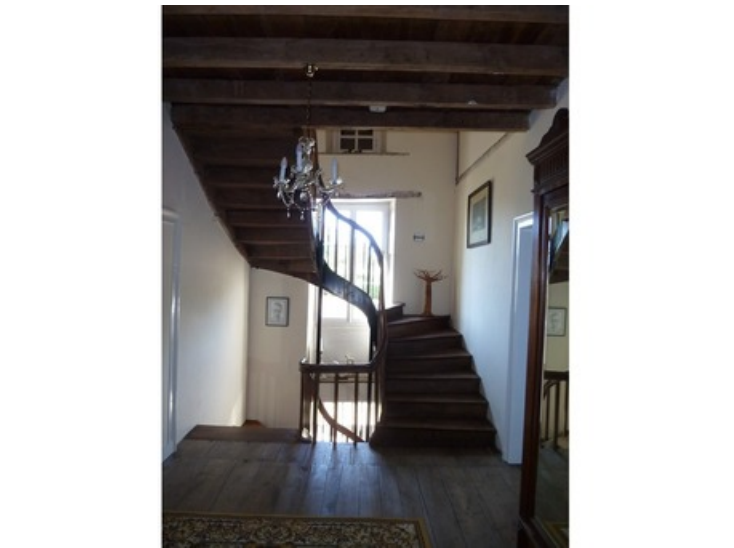


DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS







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