

House - 120 m<sup>2</sup>

LIZANT

HAI

Price: €117 700 \*

Honorary Award Excluded: €110 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

**DETACHED TRADITIONAL FARMHOUSE WITH OPEN VIEWS, OUTBUILDINGS AND 3/4 ACRE OF LAND** This pretty south-facing stone farmhouse is situated in a peaceful hamlet between the popular towns of Ruffec and Civray (10km) on the outskirts of a pretty village with a river, bar/restaurant and gently undulating picturesque countryside. Currently offering 120 sqm of living space the farmhouse was renovated in 2009 and offers the potential to expand into either of the 2 barns attached to the left and right of the property, subject to planning of course. Double glazed throughout it comprises: Ground floor: Lounge of 36 sqm with woodburner, exposed beams, staircase and door through to the barn. Off the lounge is the kitchen of 15 sqm, with wood flooring and door leading out to the rear of the property. The utility room of 5 sqm leads through to a cloakroom of 4.5 sqm with toilet and wash handbasin, there is plumbing in place to add a shower if wished. 1st floor: landing to 3 bedrooms of 11, 14 and 18 sqm, all tastefully renovated, and a large family bathroom of 9 sqm with bath, shower, basin, WC and bidet. Attached to the house on either side and also to the rear of the property are three former stables and barns offering bundles of potential to create more living space if required. There is also a garage of 50 sqm The drainage systems were installed in 2009 and it consists of two fosses of 3000 litre capacity one serving main house and second should you wish to convert the barn The property is detached and until recently was rented out as a holiday home but would equally make a superb full time family home. Surrounded by lovely

countryside, ideal for walking or bike rides and just a short stroll down hill to the local bar and restaurant. The land totals 3 506 sqm. Excellent value for money, early viewing is highly recommended! J&S IMMO MOBILE FR : 0033 (0) 6 47 69 25 72 Email : jennybentley.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU : 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS : 117 700 euros dt Forfait d'honoraires de 7.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 110 000 euros

# LE BIEN EN DETAIL

Reference : 514JB86  
Town : LIZANT  
Transaction : Sales  
Type of property : House  
Price including charges : €117 700  
Property tax : €430  
Surface : 120 m<sup>2</sup>  
Land : 3500 m<sup>2</sup>  
View : South

Living room : 36 m<sup>2</sup>  
Number of rooms : 5  
Number of bedrooms : 3  
Bathroom : 1



## DIAGNOSTICS DPE - GES

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

Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS















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