

House - 170 m<sup>2</sup>

Price: €208 425 \*
Honorary Award Excluded: €198 500
\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

Stone edge of village property with 9.5 acres of land. Beautiful renovated house with attached barn and land. The garden surrounds the house and to one side is a large flat pasture leading down to woodland. The house is light with a large kitchen and sitting room, bathroom ,utility and office on the ground floor. The first floor has three bedrooms, two are very large and one with ensuite shower room and dressing room. There is also a seperate cloakroom with WC. The attic is fully boarded and insulated ideal for storage. Outside there is an attached barn for cars, storage or ideal conversion to stabling if required. The gardens have been well looked after and have many shrubs, trees and also a well sheilded above ground pool. The property would be ideal for livestock and has a direct riding trail. A restaurant within walking distance and larger amenties a 5 minute drive. The surrounding area is particularly beautiful with woodland and lakes ideal for walking etc. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 624653041 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 208 425 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 198 500 euros

## LE BIEN EN DETAIL

Reference: 263CN87 Town: Cussac Transaction: Sales

Type of property: House
Price Including charges: €208 425

Surface:  $170 \text{ m}^2$ Land:  $38493 \text{ m}^2$  Living room: 22 m<sup>2</sup> Number of rooms: 6 Number of bedrooms: 3

Bathroom: 1 Shower room: 1



## **DIAGNOSTICS DPE-GES**

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

Greenhouse Gas Emissions in Kg CO2<sup>2</sup> / m<sup>2</sup> / year





## LE BIEN EN PHOTOS





















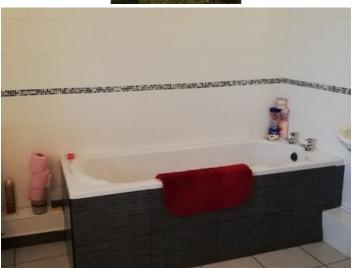


























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