

House - 190 m²
MASSIGNAC

HAI
Price: €322 400 *
Honorary Award Excluded: €310 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

BACK ON !! NO NEIGHBOURS, STONE, RESTORED, COUNTRY PROPERTY OVER 10 ACRES, OUTBUILDINGS This character light airy property has a generous 190m² of living space, with 3-4 bedrooms, it benefits from a natural split should that be required on the ground floor for extra space for family and or friends, a substantial barn and over 10 acres 4.3 hectares of fenced pastureland, it could be suited to someone with equine interests. DESCRIPTION GROUND FLOOR; Entrance into large open plan kitchen diner with a good range of units and an island unit and ancient bread oven, lots of windows so nice and light and great views to all sides, through dining area to living room door to left to large covered terrace, living room with fireplace and woodburner insert, through to other side of the house separate wc then into a further room currently used as an office ideal also as a bedroom with adjacent bathroom, then a further living room a very bright airy room of a more recent construction currently used as a gymnasium. This side of the house could be a self contained apartment for family and friends. FIRST FLOOR; Landing to three bedrooms, two good size bedrooms and bathroom with shower and wc, further third main bedroom with built in wardrobes and large ensuite bathroom with bath and separate shower. Double glazing and central heating throughout, drainage by independent private conforming 'Fosse Septique' OUTSIDE, Large terrace to the rear with recently constructed covered terrace, small attached outbuilding boiler room and storage, Large stone barn 260m² ideal for great workshop stables and more with

further covered area to the right ideal for hay and machinery, 4.3 hectares of fenced pastureland that's over 10 acres ideal for equine interests and or small holding, no close neighbours. Massignac a small picturesque village and just 5 mins away, it's a small peaceful village in the heart of the 'Lacs de Charente' with most local amenities on foot, Doctors, Pharmacy, Bakers and general store and a hotel complex closeby, it is equidistant between cities of Angouleme and Limoges both around 45mins respectively and other towns closeby, Please contact us at J & S Immo for more details, English representative with nearly two decades of experience in property sales, we are an enthusiastic established agency 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 : 322 400 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 310 000 euros

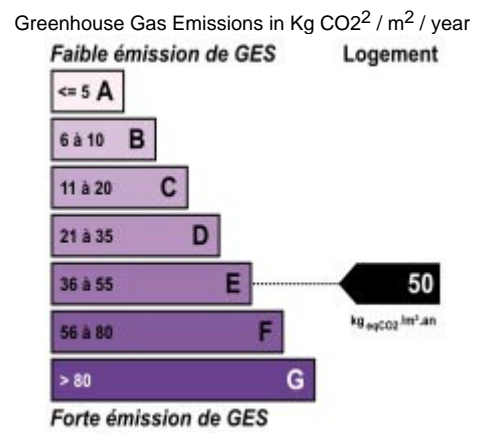
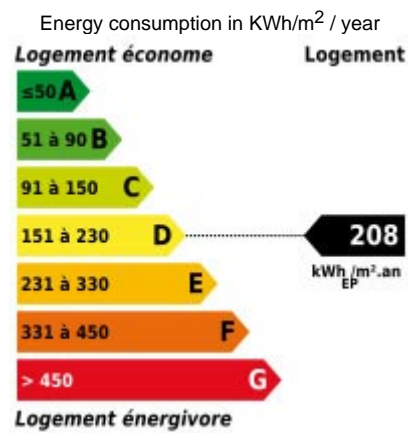
LE BIEN EN DETAIL

Reference : 530JS16
Town : MASSIGNAC
Transaction : Sales
Type of property : House
Price including charges : €322 400
Property tax : €1 200
Surface : 190 m²
Land : 43672 m²

Number of rooms : 7
Number of bedrooms : 3
Bathroom : 1
Shower room : 2
Nbr of terrace : 1



DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS









65 avenue de la république
16260 - CHASSENEUIL-SUR-BONNIEURE
Tél. 05 45 68 05 50