

House - 160 m<sup>2</sup>  
VANCAIS

HAI  
 Price: €174 900 \*  
 Honorary Award Excluded: €165 000  
 \* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

**TRADITIONAL 5 BED STONE HOUSE WITH GARDEN** This delightful character property is situated in a small hamlet just 7 km from the popular market town of Lezay and close to the north/south axis of the N10 for easy access to Poitiers in the north (airport and TGV train station) and Angoulême in the south; La Rochelle and the sunny beaches of the Atlantic coast are just 1.5 hours away. Beautifully renovated throughout the property is fully insulated and benefits from double glazing, a recently installed drainage system and new electrics. It offers 160 sqm of living space and comprises: Ground floor: Fabulous fitted and equipped kitchen of 26 sqm with wood flooring and exposed stone walls and beams and stairs to 3 of the 5 bedrooms. The kitchen opens into the lounge of 30 sqm with 28kw woodburner complete with backboiler that heats the 12 radiators in the property. Off the lounge is a dining room of 19 sqm with 2nd staircase to the guest bedroom. There is a double bedroom of 11 sqm and a shower room of 7 sqm on the ground floor. 1st floor: Stairs from the kitchen lead up to a landing of 8 sqm and 3 double bedrooms of 12, 17 + 12 sqm, and a shower room of 4 sqm. The 5th bedroom of 12 sqm is accessed by the stairs in the dining room and has a large ensuite bathroom of 6 sqm with roll top bath. Outside: Attached to the rear of the property is the former barn now converted into a fabulous games room of 50 sqm with a mezzanine, off which is a workshop of 25 sqm. There is also a covered hangar, ideal for a hot-tub! The drive and garden are to the rear of the property and provide ample parking. The gardens are mainly laid out

lawn with flower beds. The land totals 857 sqm. Excellent value as a family or holiday home! 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 : 174 900 euros dt Forfait d'honoraires de 6.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 165 000 euros

## LE BIEN EN DETAIL

Reference : 547JB79  
Town : VANCAIS  
Transaction : Sales  
Type of property : House  
Price including charges : €174 900  
Property tax : €730  
Surface : 160 m<sup>2</sup>  
Land : 857 m<sup>2</sup>  
View : South West

Living room : 29.5 m<sup>2</sup>  
Number of rooms : 7  
Number of bedrooms : 5  
Bathroom : 1  
Shower room : 2



## 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



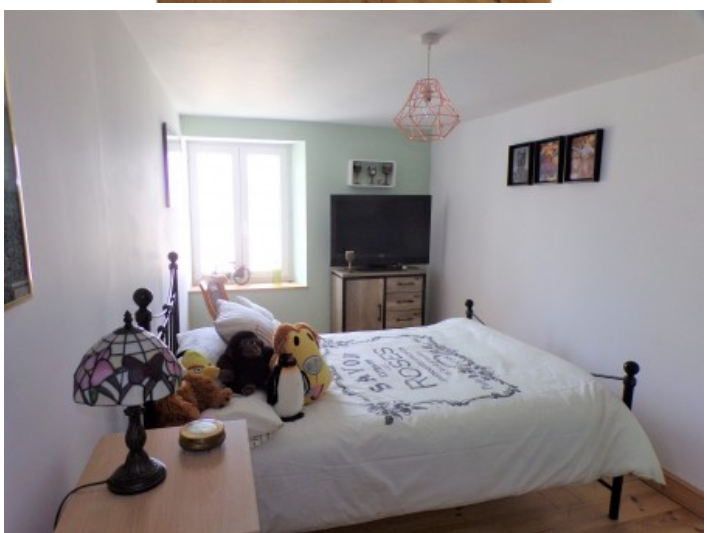
## LE BIEN EN PHOTOS















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