

House - 237 m<sup>2</sup>

Price: €248 850 \*
Honorary Award Excluded: €237 000
\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

TRADITIONAL FARMHOUSE WITH GITE, IN GROUND POOL AND OUTBUILDINGS Fabulous opportunity to buy this tastefully renovated, recently refurbished, character property, beautifully presented throughout in both the main home and the gite. It is situated in a small hamlet close to the historic town of Couhé. The 3 bed stone house offers 155 sqm of living space and the 2 bed gite has 82 sqm. Both properties benefit from double glazing throughout and share the enclosed garden and in-ground pool. Main house comprises: fabulous, sunny dual aspect kitchen of 34 sqm with tiled floor, new units, woodburner and exposed beams. This is the heart of the home with, to one side, a lounge of 23 sqm and a dining room of 25 sqm to the other. The lounge is dual aspect, has a wood burning insert complemented with electric radiators and exposed beams. The dining room has exposed stone walls and french doors to the rear garden where you will find a chicken run and vegetable plot. There is a downstairs shower room and toilet of 3.6 sqm Upstairs: accessed from stairs in both the lounge and dining room, there are 3 double bedrooms of 14, 19.5 and 20 sqm, 2 of which have dressing rooms and are connected by a « Jack and Jill » shower room of 5 sqm. Gite comprises: Living room of 23 sqm with laminate flooring and door to sun terrace, garden and pool. Off which a new fully fitted and equipped kitchen of 8 sqm. Shower room with toilet of 5 sqm, all recently refurbished. Upstairs: large landing that could be used as additional sleeping space of 14 sqm, leads to 2 bedrooms of 23 and 9 sqm. All tastefully decorated and furnished. Outside: Fully

enclosed gardens with heated in ground pool of 10 x 5 m. The gardens to the front are mainly laid to lawn with flowerbeds and zoned areas for outdoor dining and to the rear of the main house is an allotment and chicken run. There are 2 barns, one attached to the house of 35 sqm which houses the pool pump and another attached to the gite of 40 sqm. A laundry room of 11 sqm and 2 stone sheds for storage. There is ample off road parking, gravelled with hangar. The land totals 1145 sqm. Early viewing 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: 248 850 euros dt Forfait d'honoraires de 5.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 237 000 euros

## LE BIEN EN DETAIL

Reference: 553JB79
Town: ROM
Transaction: Sales
Type of property: House

Price Including charges: €248 850 Surface: 237 m<sup>2</sup>

Surface: 237 m<sup>2</sup> Land: 1145 m<sup>2</sup> View: South Number of rooms: 8 Number of bedrooms: 5 Shower room: 3



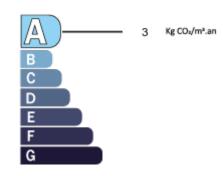
## **DIAGNOSTICS DPE-GES**

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



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

\* Dont émissions de gaz
à effet de serre



## LE BIEN EN PHOTOS



















































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