

House - 90 m<sup>2</sup>  
MAINZAC

HAI  
Price: €246 750 \*  
Honorary Award Excluded: €235 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Classic Country Stone Farmhouse with Surrounding Garden, 2 Acres and Outbuildings Set in a very peaceful position with good views and surrounding garden. The house is very light and simple with a kitchen, dining room both of which have traditional fireplaces. Two bedrooms and a shower room, attic space ideal to create further bedrooms if required. There is an entrance hall that leads you to the attached garage and with stairs to the attic. Both the garage and attic could be converted for further living space. The house is habitable but does need modernisation. To the front of the house is a classic courtyard with surrounding outbuildings with recent roofs and also a very pretty pigeonier To the rear of the property the garden has great views and includes many fruiting trees, nut trees, vines and plenty of space to grow vegetables. There are also more outbuildings for storage. A really original property that can also be purchased with several hectares of productive woodland closeby Close to the towns of Nontron, Montbron and Marthon and Charras being the closest villages J&S IMMO Clare Nicholls - Agent Commercial - MOBILE FR : 0033 (0) 6.24.65.30.41 Email : agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE BUREAU : 0033 (0)5-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS : 246 750 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 235 000 euros

# LE BIEN EN DETAIL

Reference : 565CN16  
Town : MAINZAC  
Transaction : Sales  
Type of property : House  
Price including charges : €246 750  
Surface : 90 m<sup>2</sup>  
Land : 9900 m<sup>2</sup>

Living room : 25 m<sup>2</sup>  
Number of rooms : 4  
Number of bedrooms : 2  
Shower room : 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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