

House - 196 m²

Price: €261 450 *

Honorary Award Excluded: €249 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

TRADITIONAL STONE VILLAGE HOUSE WITH GITE, ENCLOSED GARDEN AND OUTBUILDINGS Situated in a small village with bakers and local bar-restaurant on your doorstep, ideally placed between the popular market towns of Ruffec in the Charente and Sauze-Vaussais in the Deux-Sevres, this charming character property offers bundles of opportunity! The main house offers 156 sqm of living space and the separate, ground floor gite offers 40 sqm with the potential to extend into the attached outbuildings (subject to planning of course!) and both properties benefit from wood double glazing throughout. It comprises: Main house, south facing with pretty garden and « potager »: Ground floor: central hallway of 10 sqm with tiled floor, to one side a large kitchen of 21 sqm with fitted units, island, chestnut flooring and exposed beams. A door leads through to the dining room of 13 sqm. To the other side of the hall is a sunny dual aspect lounge of 22 sqm, with chestnut flooring and woodburning fire. To the rear of the hall is an inner hallway leading to a shower room and boiler room. 1st floor: Landing of 7 sqm leads to a fully tiled shower room of 4 sqm. There is a large bedroom of 22 sqm off which a further room of 14 sqm, currently used as a dressing room but could easily be used as a nursery or childs bedroom. The master bedroom of 22 sqm has a dressing room with corner kitchen of 27 sqm, with charentaise fireplace with woodburner, part original flagstone floor and chestnut flooring, windows and half-glazed

door to the front. Bedroom of 10.5 sqm with built-in wardrobes and an ensuite shower room of 3 sqm. There are 2 attic rooms of 95 + 37 sqm, ripe for conversion, currently accessed via stone external steps providing the potential to create additional upstairs bedrooms. Outside: attached to the gite is a large barn of 165 sqm with concrete floor and electric supply. There is a seperate laundry room and store roon and a fabulous open hangar of aprrox 190 sqm. The property is approached through electric gates onto a gravelled driveway, with a pretty garden, potager and sun terrace. The land totals 1464 sqm JS IMMO 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: 261 450 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 249 000 euros

LE BIEN EN DETAIL

Reference: 703CN16 Town: MONTJEAN Transaction: Sales

Type of property: House

Price Including charges: €261 450

Property tax: €221 Surface: 196 m² Land: 1464 m² View: South Number of rooms: 6 Number of bedrooms: 3

Bathroom: 1 Shower room: 3



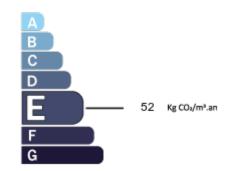
DIAGNOSTICS DPE-GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO2² / m² / year

* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS























AGENCE IMMOBILIÈRE