

House - 100 m²
LIZANT

HAI
Price: €107 000 *
Honorary Award Excluded: €100 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

PRETTY TRADITIONAL STONE COTTAGE IN TRANQUIL LOCATION: Lizant (86) This delightful picture-box character property is situated between the popular towns of Ruffec and Civray (10km) on a quiet lane just outside of Lizant, a pretty village with a riverside bar/restaurant and gently undulating picturesque countryside. Ideal as either a permanent home or as a perfect “lock up and go” holiday home, it has just the right mix of gorgeous traditional features such as exposed stone walls and beams coupled with excellent styling and tasteful décor. Sensitively renovated throughout, making the most of every square metre, the property also benefits from a new roof, new sanitation system and new electrics and plumbing. It offers 100 sqm of living space and comprises: Ground floor: entrance from the pretty courtyard directly into a large dual aspect lounge of 30 sqm with exposed beams, woodburning fire and tiled floor. Through to the pretty country kitchen of 17 sqm with 2 windows overlooking the lane and fields, fully equipped with electric oven, gas hob, fridge and micro-wave, there’s a bespoke table with “pop-up” sockets and a Belfast sink with space-saving fold away draining board. A rear hallway houses the utility space and is plumbed for a washing machine. There is a small guest room of 5.5 sqm to the rear of the property with wood flooring and window to the rear courtyard. 1st floor: A gorgeous bathroom of 15 sqm with exposed stone walls and wood flooring, a feature roll-top bath, basin, WC and large shower, and sliding barn door through to the master bedroom of 32 sqm. The bedroom is beautifully presented with glazed door

leading out onto a balcony with views over the surrounding countryside. Outside: there is a gravel courtyard with splashes of flowerbeds and pots, a 20 sqm summer house with power supply and a garden shed attached to the rear of the house. All on 392 sqm of land . Peaceful position, renovated throughout, easy to maintain, and so, so pretty! Early viewing is 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 : 107 000 euros dt Forfait d'honoraires de 7.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 100 000 euros

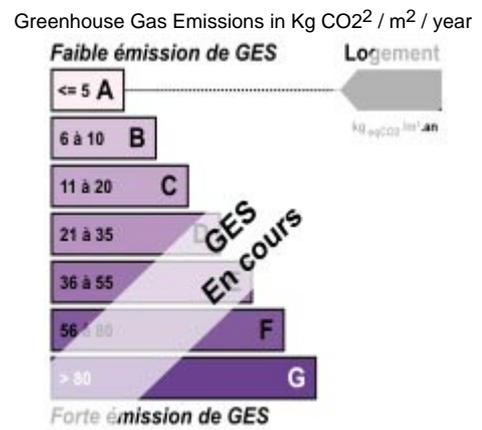
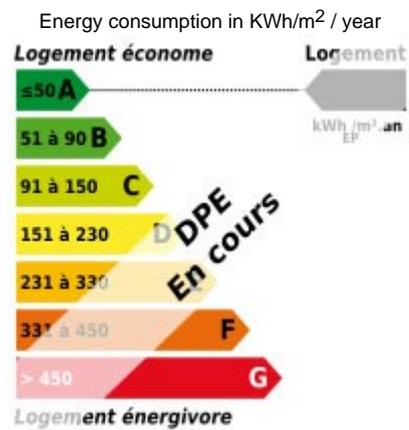
LE BIEN EN DETAIL

Reference : 581JB86
Town : LIZANT
Transaction : Sales
Type of property : House
Price including charges : €107 000
Property tax : €211
Surface : 100 m²
Land : 392 m²
View : East

Number of rooms : 3
Number of bedrooms : 1
Bathroom : 1



DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS









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