

House - 345 m² VERTEILLAC

Price: €582 400 *
Honorary Award Excluded: €560 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Property completely renovated with its 2 running gites and 2 swimming pools located in Verteillac. A great source of income! With a superb 360° open view, the property is located on a flat and wooded plot of 3973 m2 with no close neighbours. - The main house of approximately 135m2 is composed as follows: On the ground floor, a kitchen/dining room, lounge, cellar, and a large utility room. On the first floor, a large open landing used as an office, 2 bedrooms and a bathroom. On the second floor are 2 bedrooms and a bathroom. - The first Gîte (about 70m2) has a 50m2 living room/kitchen, an ensuite bedroom and a terrace and private swimming pool. - The second gite of approximately 140m2 includes a kitchen/dining, a large living room, 3 bedrooms and 3 bathrooms. This second Gîte also overlooks a terrace with its private swimming pool. Situated in Verteillac, a very touristic village, with shops, bars, restaurants, bank, school, etc. just 45 minutes from Angoulême with its TGV line to Paris in 2 hours. J&S IMMO Simon HAMMER - Agent Commercial - French and English Speaking - Tél.: 0033 617767520 Email: agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / office: 0033 5 45 68 05 50 PRIX HONORAIRES D'AGENCE INCLUS: 582 400 euros dont 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 560 000 euros

LE BIEN EN DETAIL

Reference: 649AL24 Town: VERTEILLAC Transaction: Sales

Type of property: House

Price Including charges: €582 400 Surface: 345 m²

Land: 3973 m^2

Number of rooms: 12 Number of bedrooms: 8

Bathroom: 6

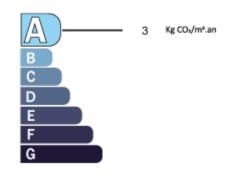


DIAGNOSTICS DPE-GES

Energy consumption in KWh/m² / year



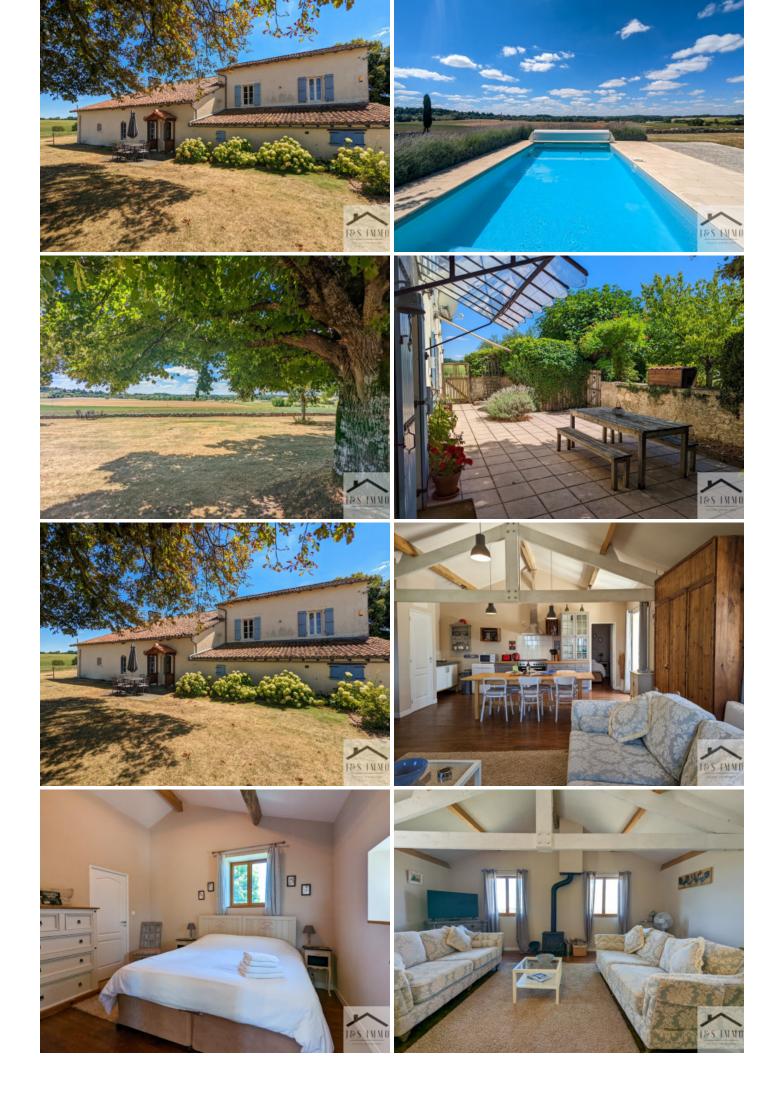
Greenhouse Gas Emissions in Kg $\rm CO2^2\,/\,m^2\,/\,year$ * Dont émissions de gaz à effet de serre



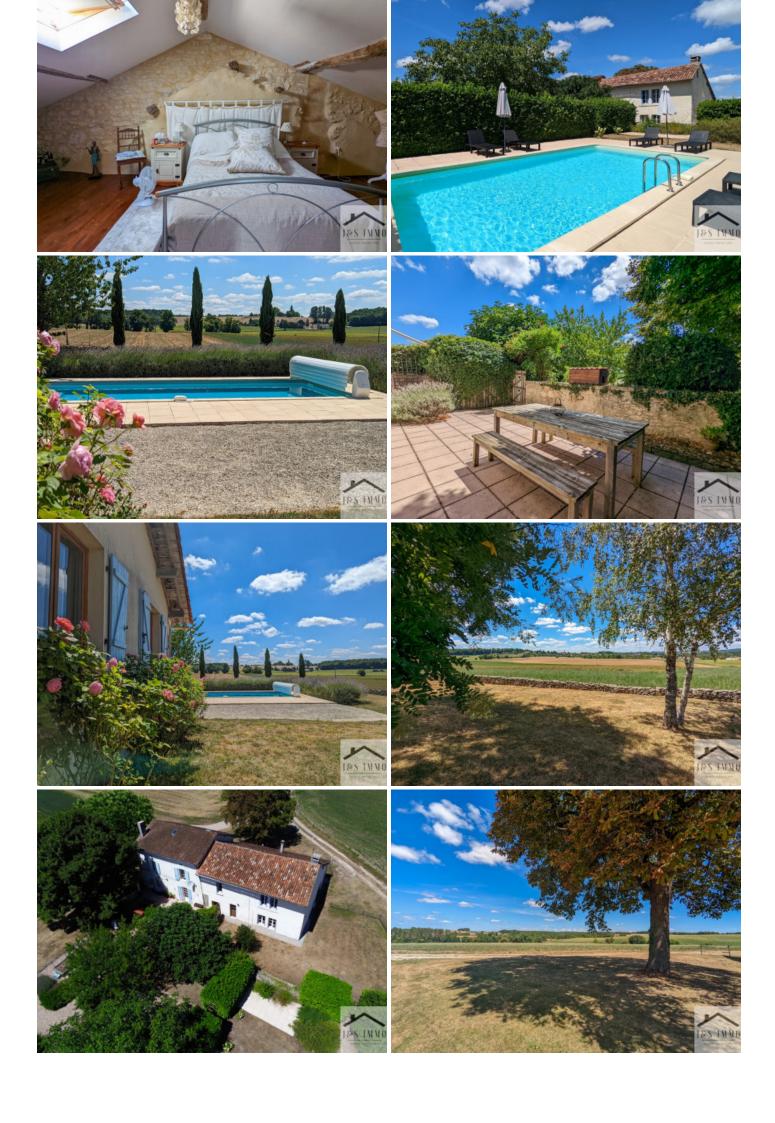
LE BIEN EN PHOTOS

















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