

House - 140 m²
GENOUILLAC

HAI
Price: €146 280 *
Honorary Award Excluded: €138 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Detached Property with second attached house to renovate, large gardens and outbuildings close to town Situated in a small village and just 5 minutes to the town of Roumazieres and 10 mins to the popular town of Chasseneuil sur Bonnieure this substantial property has 140m² of living space plus a second attached smaller house to renovate and extensive plot of over half an acre and comprises of the following; GROUND FLOOR; Entrance into large hallway, living room of some 27m², fitted kitchen, cloakroom and access into the barn and second house, FIRST FLOOR ; Three spacious bedrooms all around 15 - 16m² a study or 4th smaller bedroom bathroom with shower and wc. Double glazed and central heating, property is served by a private individual drainage system Behind the house the attached barn and workshop and boiler room second little cottage, living room with fireplace and staircase to two further rooms all to renovate or continue to use as good useful storage. Outside garage and other outbuildings and a very tidy 2500m² plot partly constructible, what was a very productive vegetable garden for many years and well for for water Small peaceful hamlet not far from towns such as Chasseneuil sur Bonnieure and Roumazieres, Montemboeuf in the Charente both popular towns with most amenities, nearest city Angouleme 30mins south and Limoges 45 mins away, with regular budget flights to and from Uk and other destinations. Please contact us at J & S Immo for more details, English representative with two decades of experience in French property sales, we are an enthusiastic agency with our ear to the

ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 146 280 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 138 000 euros

LE BIEN EN DETAIL

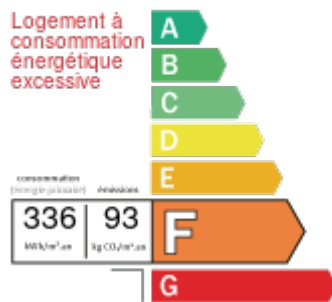
Reference : 655JS16
Town : Genouillac
Transaction : Sales
Type of property : House
Price including charges : €146 280
Property tax : €950
Surface : 140 m²
Land : 2500 m²

Living room : 27 m²
Number of rooms : 5
Number of bedrooms : 3
Shower room : 1

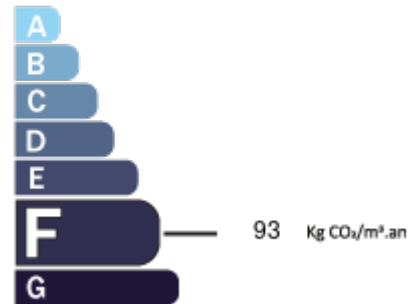


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 3580€ max. 4880€



Greenhouse Gas Emissions in Kg CO₂ / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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