

House - 107 m²
SAINT-ANGEAU

HAI
Price: €169 600 *
Honorary Award Excluded: €160 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Restored Village Property Excellent views and Presentation Short Walk to Amenities Edge of village restored stone property. This exceptional well renovated two bedroom two bathroom property has excellent views of the 'Valley de Bonnieure' and is within five minutes walk of many local amenities including mini supermarket, hairdresser, doctors, pharmacy, garage, bar, school and many more amenities and a short drive from major roads to take you into the city of Angouleme. Property comprises of the following; Grounds floor entrance from front and to rear from balcony terrace into spacious living - dining room with excellent views to the rear, newly glazed modern joinery through to modern kitchen diner with good range of fitted units, utility, wc, door through to basement very practical storage and utility area and workshop, and door to gardens, terrace and open garage size outbuilding First floor from living room to two very generous bedrooms both with dressing rooms and ensuite bathrooms Extensive gardens to the rear some 1600m² approx 1/3 of an acre with nice long gated driveway Eco wood pellet burner heating and electric radiators, mains drainage The Charente region boasts a good climate, the village of St Angeau is just 25 mins north of the city of Angouleme and just 6 hrs drive down from the northern ports in France, the property is 1hr from Limoges airports and an hour so from other popular airports offering discount flights to and from the UK, please contact us at J & S Immo for more details, English representative with nearly two decades of experience in property sales, we are an enthusiastic established estate 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 Simon Hammer MOBILE UK 07902181489PRIX HONORAIRES
D'AGENCE INCLUS : 169 600 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 160 000 euros

LE BIEN EN DETAIL

Reference : 661SH16
Town : Saint-Angeau
Transaction : Sales
Type of property : House
Price including charges : €169 600
Property tax : €914
Surface : 107 m²
Land : 1624 m²

Number of rooms : 3
Number of bedrooms : 2



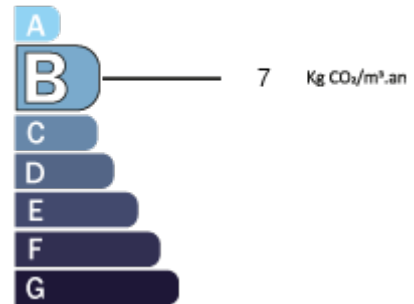
DIAGNOSTICS DPE - GES

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







65 avenue de la république
16260 - CHASSENEUIL-SUR-BONNIEURE
Tél. 05 45 68 05 50