

House - 110 m<sup>2</sup>  
MAREUIL

HAI  
Price: €291 200 \*  
Honorary Award Excluded: €280 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Town house completely renovated with an elevator, ideal for the elderly or persons with reduced mobility. It is ideally located, in the heart of Mareuil en Périgord, a very dynamic village with all amenities, doctors, pharmacy, schools, a weekly market, etc... This house of approximately 110m<sup>2</sup> has been completely renovated with the idea of welcoming the elderly or persons with reduced mobility with its elevator to access from the living space on the ground floor to the 2 ansuites bedrooms on the first floor. On the first floor there is a closed and heated terrace with a nice open view over the village and the countryside. It has an exterior terrace at the back of the house with a small garden requiring very little maintenance. The house is composed as follows: - Entrance (10m<sup>2</sup>) -Living room (27m<sup>2</sup>) -Kitchen (13m<sup>2</sup>) -WC (2m<sup>2</sup>) -landing lift entrance (1.2m<sup>2</sup>) Stage -Closed heated terrace (10m<sup>2</sup>) -Large bedroom (20m<sup>2</sup>) -Bathroom with Shower and WC (6m<sup>2</sup>) -Bedroom 2 (10m<sup>2</sup>) -Bathroom with shower and WC (6m<sup>2</sup>) -Landing lift entrance (2m<sup>2</sup>) Exterior: -Terrace with garden (40m<sup>2</sup>) -Stairs The house is completely renovated and you won't have any particular work to do, except to choose and fit your kitchen. -Mains drainage -Heating: Reversible tri-split air conditioning and electric radiators -Double glazing J&S IMMO Aurore LATUILERIE - Agent Commercial - French and English Speaking - Tél. : 07 82 72 10 11 Email : aureore.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 : 291 200 euros dont

4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 280 000 euros

# LE BIEN EN DETAIL

Reference : 681AL24  
Town : MAREUIL  
Transaction : Sales  
Type of property : House  
Price including charges : €291 200  
Surface : 110 m<sup>2</sup>  
Land : 40 m<sup>2</sup>

Number of rooms : 3  
Number of bedrooms : 2  
Bathroom : 2



## DIAGNOSTICS DPE - GES

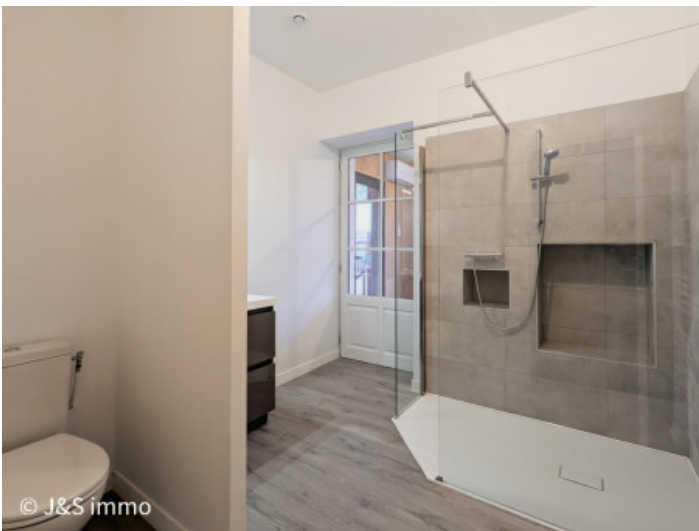
Energy consumption in KWh/m<sup>2</sup> / year

Greenhouse Gas Emissions in Kg CO<sub>2</sub> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS









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