

House - 166 m²
 MAZEROLLES

HAI
 Price: €75 500 *
 Honorary Award Excluded: €70 000
 * Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Peaceful Four Bed village house second house, conforming fosse, gardens, barns, central heating, make an offer, move in and renovate ! Located in a quiet village a five minutes from Montembœuf and about 10 minutes from Chasseneuil, this property has a main house, a gite - second small house to completely renovate and 3 useful barns. Spacious house of 166m², Ground floor: Entrance into kitchen with wood burner,- living room - dining room - bedroom, - outside shower bathroom. Upstairs: Two staircases ideal for perhaps a B & B activity natural split ; 1st part with 2 bedrooms and 2nd half with 2 others bedrooms Attached attractive park gardens to front and rear - property is attached by its barn to the right to neighbours Wood / Oil fired central heating - Single glazed joinery - private individual conforming drainage system - Second separate small house / Gite to renovate composed of 3 rooms and a attic Peaceful village with surrounding towns and villages such as Montembœuf, La Rochefoucauld and Chasseneuil sur Bonnieure and lots of lakes public lakes with activities . Motivated vendors offers invited ! To look at the potential hazards risks in the area we are obliged to inform you to check out the governing Geo Risk site : www.georisques.gouv.fr J&S IMMO - VOTRE AGENCE DE PROXIMITE - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 0033 5-45-68-05-50 BUREAU 0033 6-17-76-75-20 Mobile PRIX HONORAIRES D'AGENCE INCLUS : 75 500 euros dt forfait 5500€ttc - à la charge de l'acquéreur - PRIX NET VENDEUR: 70 000 euros

LE BIEN EN DETAIL

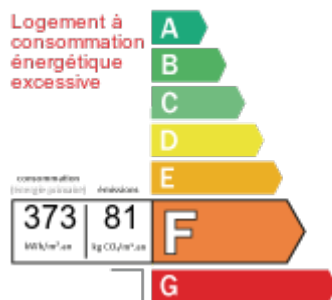
Reference : 868JS16
Town : MAZEROLLES
Transaction : Sales
Type of property : House
Price Including charges : €75 500
Property tax : €1 000
Surface : 166 m²
Land : 2100 m²

Number of rooms : 7
Number of bedrooms : 4

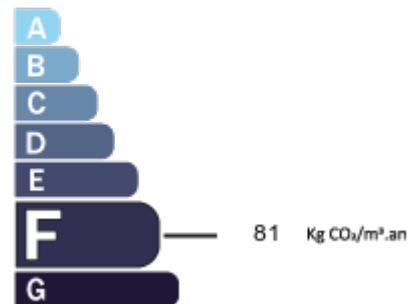


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 3840€ max. 5260€



Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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