

House - 114 m<sup>2</sup>  
EXIDEUIL

HAI  
 Price: €44 500 \*  
 Honorary Award Excluded: €40 000  
 \* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Village House with attached rear garden, ideal for small B & B, Close basic amenities and the River Vienne Character property was nicely restored some years back, now requiring a new roof and making good inside. This exciting new to the market terraced property has a lovely private garden to the rear with vehicle access, Property has 116m<sup>2</sup> of living space and lends itself with its layout and location to be ideally suited for a small B & B or similar type activity and comprises of the following; GROUND FLOOR ; Entrance into large kitchen-diner with good range of units - Living room with wood burner - Large office - Ground floor bedroom with shower and basin - Separate wc and washbasin - access to rear steps down into the garden FIRST FLOOR ; two further bedrooms one with ensuite bathroom and wc and the second bedroom has its own shower Very attractive private courtyard garden with independent vehicle access , utility - small workshop and boiler room for the gas fired central heating The property is served by mains drains - Mains Gas fired central heating - Roof requires replacement (devis / Estimate in place) The risks assessments associated with this property and any of the properties we are listing are available on the site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is situated close to the bridge in the little village of Exideuil sur Vienne roughly equidistant to the two cities of Angoulême and Limoges , closest nearby towns being Chabanais and Roumazières both under 10mins away, great property with some investment and love and attention could make a cosy home with attached income. We look forward to

showing it to you, please enquire within J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com) JUSTINE VIROULAUD & SIMON HAMMER 0033 (0) 5-45-68-05-50 BUREAU 0033 (0) 617767520 Simons Mobile PRIX HONORAIRES D'AGENCE INCLUS : 44 500 euros dt 4 500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 40 000 euros

## LE BIEN EN DETAIL

Reference : 773JS16

Town : EXIDEUIL

Transaction : Sales

Type of property : House

Price Including charges : €44 500

Surface : 114 m<sup>2</sup>

Land : 180 m<sup>2</sup>

Number of rooms : 6

Number of bedrooms : 3

Bathroom : 1

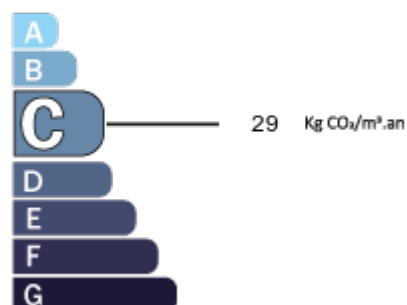


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 2230€ max. 3090€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS







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