

House - 160 m²
GENOUILLAC

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



DESCRIPTION DU BIEN

Barn Conversion approx 159m² habitable space; Vast open plan living room- kitchen- diner; Ground floor WC; Utility room; huge L-shaped Mezzanine Bedroom (could make 2 bedrooms); Bathroom; Furnished; Courtyard and large Garden. Situation: Edge of small, peaceful hamlet; not overlooked, with lovely views over the garden and the rolling countryside beyond. 15 mins from Chasseneuil-sur-Bonnieure; 10mins from Roumazières-Loubert; 10 mins from the Haute Charente Lakes; 40mins from the city of Angoulême (TGV); 40mins from Limoges airport. Description: This traditional, Charentais, Stone Barn was lovingly converted and reroofed in 2009 and retains a lot of its original atmosphere and character; the property is all about space and light, it benefits from a habitable surface area of approx. 159m² laid out as follows: Ground Floor: Entrance from the courtyard into the vast, open-plan, full-height, living-area with a magnificent brick feature fireplace and wood-burner; fully fitted bespoke kitchen with, butler sink, integral oven, hob, fridge and freezer; Dining area with French doors out to the terrace and garden; Large WC (room for a shower); small Utility room. 1st Floor: The bespoke oak staircase leads to the large gallery mezzanine of approx. 55m², it is intended as one huge open-plan bedroom but there is plenty of space to create at least 2 bedrooms if preferred. Large bathroom with roll-top bath, large walk-in shower, WC and Basin. Mansard ceilings, exposed oak beams and quality oak flooring throughout with feature old quarry tiles at the entrances; bespoke reclaimed oak doors to the Bathroom and WC; wooden double glazing;

200L electric water heater; sold furnished and equipped; Heating: 13kw wood-burner; individual drainage system. Outside: the property sits on a plot of approx. 2570m² (over half an acre) comprising: gravelled courtyard/parking area providing off-road parking for several cars; Small gravelled terrace; Garden with mature trees including a magnificent oak, a haven of peace and tranquillity that nature-lovers will adore. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - Alison Laming - Agent Commercial - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email alison.jsimmo@gmail.com 05-45-68-05-50 BUREAU 06-26-94-80-51 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 169 600 euros dt Forfait 6% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 160 000 euros

LE BIEN EN DETAIL

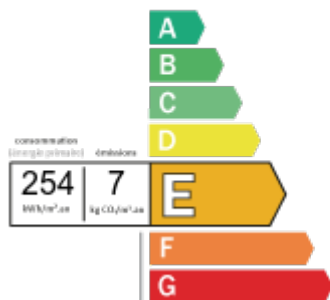
Reference : 803LA16
Town : GENOUILLAC
Transaction : Sales
Type of property : House
Price Including charges : €169 600
Surface : 160 m²
Land : 2570 m²
View : triple_exposition
Floors : 1

Living room : 84 m²
Number of rooms : 2
Number of bedrooms : 1
Bathroom : 1
Nbr of terrace : 1
Kitchen : American
Heating : Wood stove
Parking : 4



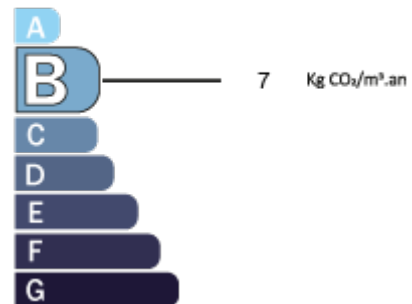
DIAGNOSTICS DPE - GES

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







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