

House - 105 m²
SURIS

HAI
 Price: €174 900 *
 Honorary Award Excluded: €165 000
 * Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Superb Views from this Detached Classic Stone Charentaise House, Barn and Outbuildings Ideal for Gites Great location in a peaceful hamlet not far from the popular area of the lakes de Charente, this ancient stone house and outbuildings in half an acre is ideal for creating gites with principal house and attached outbuilding and a separate barn ideal for conversion with openings already in place House of approx 105 m² of living space comprising; GROUND FLOOR; Entrance into living room 24m², adjacent kitchen diner 27m² recently refitted well equipped kitchen with built in units, Bathroom with shower and wc FIRST FLOOR; Classic crafted original staircase leading to three bedrooms 11, 13 and 14m², a further small room ideal as dressing room / office, bathroom with wc Attached to the house is a useful workshop, utility, boiler room a further bigger room which was one a living room of perhaps the original house with fireplace still within this could a nice extension to the property with space for further bedrooms and bathroom above Detached Barn, of approx 120m² foot print a good solid barn ideal for conversion to gite second house with openings already in place. With such good views perhaps ideal to make the living room on the first floor and bedrooms and second kitchen on the ground floor, we can help obtain outline planning on this barn if desireable The plot is some 2000m² in size thats half an acre and includes a productive vegetable garden and an above ground pool with its own terrace and seating area to enjoy the views and the evening sun A very refreshing new addition to our portfolio early view adviseable ! Double glazed

throughout, Mains water, electricity and oil fired central heating, drainage private individual system non conforming, we can price up a new conforming system with local company depending on what your eventual requirements might be (number of bedrooms and occupants) We are obliged as with all of our properties for sale to make you aware of the risks potential hazards in the area surrounding this property. If of interest and you wished to look beforehand please do so at this site ---- www.georisques.gouv.fr
Agence J&S IMMO Simon HAMMER - Agent commercial - 0033 (0) 6.17.76.75.20 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU : 0033 (0)5-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS : 174 900 euros dt Forfait d'honoraires de 6% - à la charge de l'acquéreur - PRIX NET VENDEUR: 165 000 euros

LE BIEN EN DETAIL

Reference : 813SH16
Town : SURIS
Transaction : Sales
Type of property : House
Price Including charges : €174 900
Property tax : €500
Surface : 105 m²
Land : 2000 m²

Number of rooms : 5
Number of bedrooms : 3
Shower room : 2

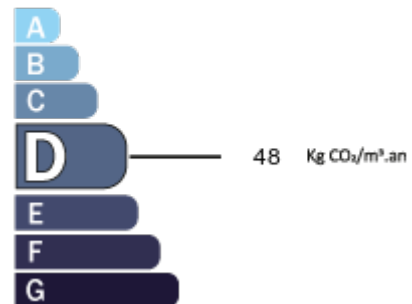


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2023) :
mini. 2060€ max. 2840€



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



LE BIEN EN PHOTOS







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