

House - 107 m<sup>2</sup>

HAI

Price: €149 900 \*

Honorary Award Excluded: €141 500

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Village House in peaceful Location with attached south facing garden and large garage Very nicely presented 3 bedroom country village house in St Laurent de Ceris , tucked away down a tiny lane with south facing easily mandaged gardens and excellent views This house is built from stone and has been very well cared for and has 110m<sup>2</sup> of living space with the rooms all on one level and comprises of the following; Spacious entrance hall - Living room comfortable size with fireplace and woodburner - doors out to balcony and steps down to garden - Fitted kitchen with recently fitted good range of units - three bedrooms all of a good size - bathroom and shower room - stpes down to useful cave storage and further outbuildings inc boiler room for the central heating - Gardens some 600m<sup>2</sup> plot size - spacious non attached double garage workshop Within a short walking distance of amenities in a traditional French village with restaurant, bakers, garage etc To find out more about the risk elements at this property and any others please ask us or take a look at Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) J&S IMMO - SIMON HAMMER - Agent Commercial 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com) 00335-45-68-05-50 BUREAU 0033 617767520 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 149 900 euros dt 6.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 141 500 euros

## LE BIEN EN DETAIL

Reference : 818JS16  
Town :  
Transaction : Sales  
Type of property : House  
Price including charges : €149 900  
Property tax : €852  
Surface : 107 m<sup>2</sup>  
Land : 600 m<sup>2</sup>

Number of rooms : 4  
Number of bedrooms : 3  
Bathroom : 1  
Shower room : 1

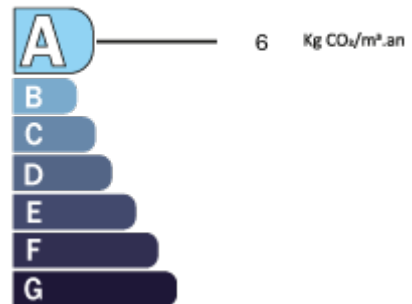


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1500€ max. 2100€



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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