

House - 99 m²
LES SALLES LAVAUGUYON

HAI
Price: €99 510 *
Honorary Award Excluded: €93 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

REDUCED ! Stone farmhouse with attached barns in a hamlet close to Village amenities Nicely presented character property in a very peaceful environment close to Charente, Dordogne & Haute Vienne borders in a hamlet on the edge of the village of 'Les Salles Lavauguyon' This property has 100m² of restored living space with 2/3 bedrooms and two good size attached barn. It is situated in roughly 1000m² of gardens and comprises of the following; GROUND FLOOR ; - Entrance into spacious kitchen diner with fireplace and wood burner and cloakroom wc - To the rear a bright airy living room - FIRST FLOOR ; - Three bedrooms and a bathroom wc - Two large bedrooms and smaller 3rd bedroom or office . Two good size attached barns for workshop or storage , the first attached one lends itself to perhaps converting into a house, Outside 1000m² of very pleasant gardens with an outbuilding to provide shady terrace summer kitchen dining Added bonus a peice of woodland not far away ideal for collecting firewood and adventures over 3 acres (1.4 hectares) which borders a river ! Please do enquire within , early viewings recommended Please contact us at J & S Immo for more details, English representative with over two decades of experience in property sales, we are an enthusiastic agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS - SIMON HAMMER 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com

PRIX HONORAIRES D'AGENCE INCLUS : 93 000 euros dt 7.00% d'honoraires - à la charge de l'acquéreur - PRIX NET
VENDEUR: 99 510 euros

LE BIEN EN DETAIL

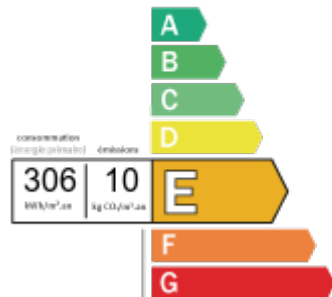
Reference : 824SH87
Town : LES SALLES LAVAUGUYON
Transaction : Sales
Type of property : House
Price including charges : €99 510
Surface : 99 m²
Land : 1200 m²

Living room : 27 m²
Number of rooms : 4
Number of bedrooms : 2
Shower room : 1

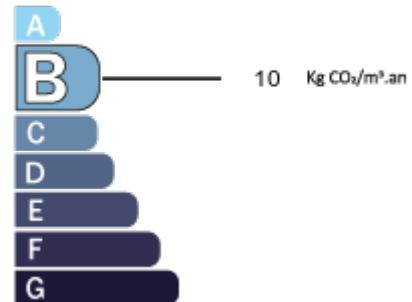


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 2078€ max. 2812€

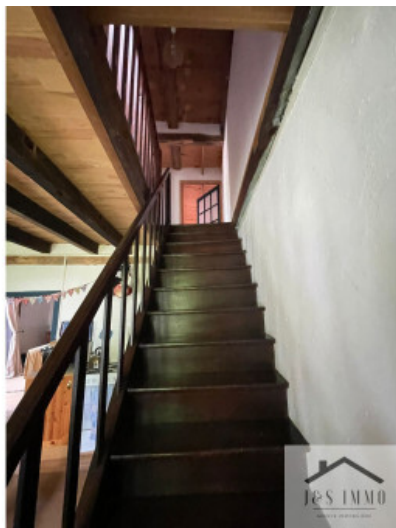


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS





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