

House - 118 m²

MAREUIL

HAI

Price: €185 500 *

Honorary Award Excluded: €175 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Village House Peacefully Situated 5 Bedrooms 2 Bathrooms, Amenities on Foot, Eco Heating Great location for the Perigourde Dordogne 5 bedroom property just on the edge of the picturesque village of Mareuil en Perigord 'Mareuil sur Belle' If you want to be close to amenities and have extended living space available for family and friends and live a modest lifestyle in terms of out goings then this property could be the one for you This property has 118m² of renovated living space and comprises of the following; Entrance directly into the living room a spacious bright airy room semi open plan to equipped fitted kitchen with good range of appliances doors to rear terrace garden - Four good size bedrooms some of which have built in wardrobes - Two bathrooms and a separate wc. Stairs to the fifth bedroom which could be ideal for a small gite with independent entrance - Spacious basement garage, workshop and boiler room to house the Eco heat pump and hot water system recently installed which runs for low running costs Mainly double glazed & Gardens to the front and rear courtyard , The Dordogne region boasts a good climate, it is about 7 hrs drive down from the northern ports in France, the property is on the edge of a small village with several bar -restaurants, supermarket, very good wine cave and most other village amenities, Brantome the famous Dordogne riverside tourist destination just 20 minutes away and 30 mins to the cities of Angouleme and Perigueux, less than an hour from two popular airports offering discount flights to and from the UK, 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 established agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE To find out more about the Risque elements at this property and any others please ask or indeed take a look at Géorisques : www.georisques.gouv.fr PRIX HONORAIRES D'AGENCE INCLUS : 185 500 euros dt Forfait 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 175 000 euros

LE BIEN EN DETAIL

Reference : 830SH24
Town : MAREUIL
Transaction : Sales
Type of property : House
Price including charges : €185 500
Surface : 118 m²
Land : 473 m²

Number of rooms : 6
Number of bedrooms : 5
Shower room : 2

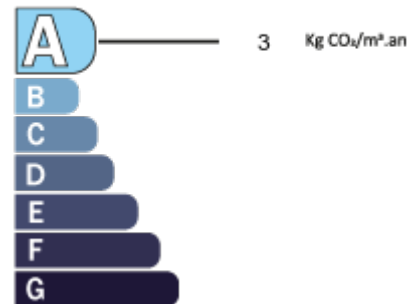


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2024) :
mini. 1070€ max. 1490€



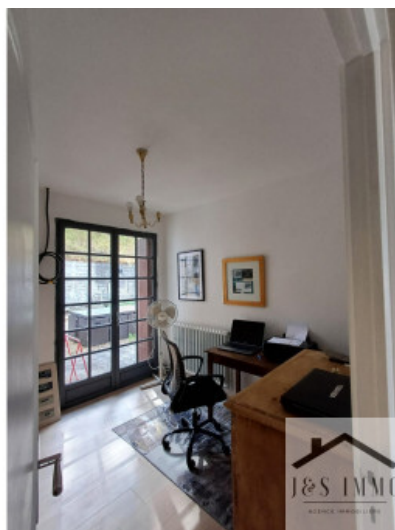
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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