

House - 173 m<sup>2</sup>

SAINT-MARY

HAI

Price: €189 000 \*

Honorary Award Excluded: €180 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

**REDUCED !!** Restored Country Property ancient house, large well kept gardens, garage and workshop Hamlet property in the outstanding area of beauty of St Mary, close just 7km's to the popular town of Chassneuil sur Bonnieure this ancient stone property has large gardens to the rear of the property, an attached garage and workshop and has a traditional but modern feel to the inside, it offers a generous 175m<sup>2</sup> of living space and comprises of the following; **GROUND FLOOR** - Entrance hall, Kitchen - diner good range of fitted units light and airy, large living room some 55m<sup>2</sup> plenty of space fireplace with wood burner insert large dining area, through light and door to rear terrace, two ground floor bedrooms one of which has ensuite bathroom, utility room, second bathroom, separate wc and door through to barn / garage - workshop **FIRST FLOOR** - Landing and two further bedrooms **OUTSIDE** - Attached barn serves well with door though from house garage and workshop with mezzanine storage Gardens on 3 sides some 2400m<sup>2</sup> (over half an acre) of well kept gardens / land Heat pump central heating - Double glazed throughout - independent private drainage system conforming to requirements J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com) 0033 (0) 5-45-68-05-50 agency 0033 (0) 617767520 or 0033 (0) 624653041 mobiles **PRIX HONORAIRES D'AGENCE INCLUS : 189 000 euros** dt 5.00% d'honoraires - à la charge de l'acquéreur - **PRIX NET VENDEUR: 180 000 euros**

## LE BIEN EN DETAIL

Reference : 832CN16  
Town : Saint-Mary  
Transaction : Sales  
Type of property : House  
Price including charges : €189 000  
Property tax : €920  
Surface : 173 m<sup>2</sup>  
Land : 2419 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 4  
Bathroom : 1  
Shower room : 1

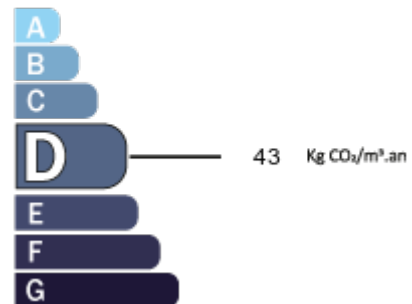


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2018) :  
mini. 3773€ max. 3773€

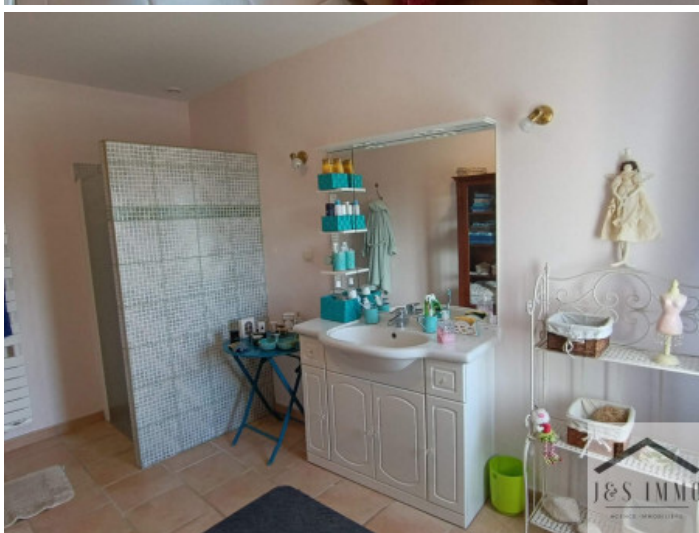
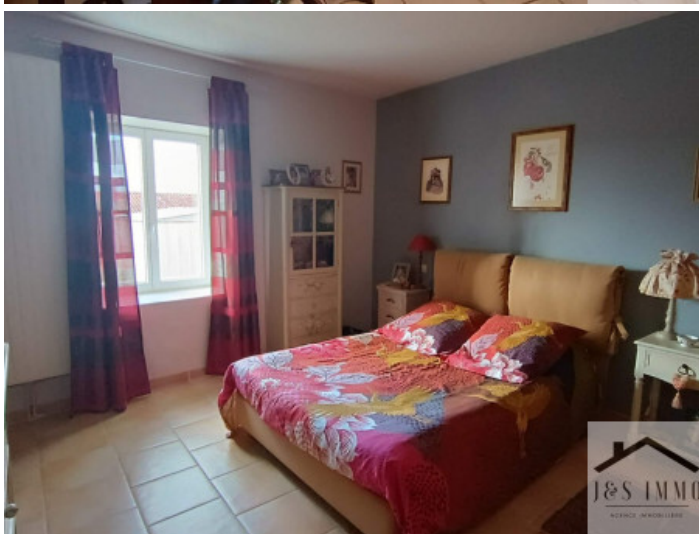


Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS







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