

House - 118 m²
GENOUILLAC

HAI
Price: €101 650 *
Honorary Award Excluded: €95 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Country Stone Property with Barn Two Bedroomed Property, Terraced Garden and large barn Situated between the two towns of Chasseneuil sur Bonnieure and Roumazières-Loubert this property has attached gardens of approx 300m² with gated access and a further plot approx same size with substantial garage / barn for several cars 110m² approx with attached hanger great views ! Entrance into cosy living room with woodburner - large living room with fitted kitchen and Eco pellet wood burner - Utility and bathroom with shower and wc First floor - to two bedrooms - principal bedroom with wc and washandbasin & walk in wardrobe - second bedroom - mezzanine bedroom or office Double Glazing - mains drianage - OUTSIDE -Garden to the front , easy maintenance - Barn just next to the house on separate plot some 150m² but roof requiring re-tiling Small village setting not far from towns such as Chasseneuil sur Bonnieure and Roumazières in the Charente both popular towns with most amenities, nearest city Angoulême 30mins south and Limoges 45 mins away, with regular budget flights to and from Uk and other destinations. Please contact us at J & S Immo for more details, English representative with over 20yrs of experience in French 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 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

PRIX HONORAIRES D'AGENCE INCLUS : 101 650 euros dt 7.00% d'honoraires - à la charge de l'acquéreur - PRIX NET
VENDEUR: 95 000 euros

LE BIEN EN DETAIL

Reference : 867JS16
Town : GENOUILLAC
Transaction : Sales
Type of property : House
Price Including charges : €101 650
Property tax : €778
Surface : 118 m²
Land : 900 m²

Number of rooms : 4
Number of bedrooms : 2

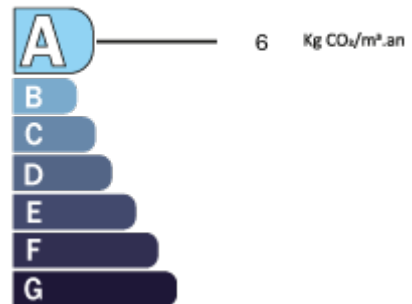


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 1200€ max. 1670€

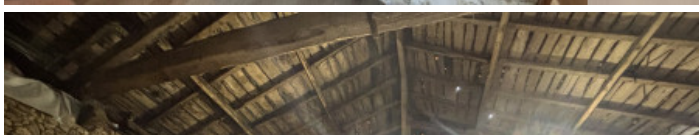
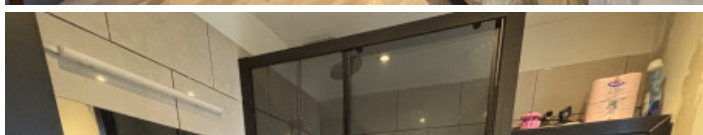


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS





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