

House - 227 m²
VITRAC ST VINCENT

HAI
Price: €159 000 *
Honorary Award Excluded: €150 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Large Character House in Picturesque Village, Good Selection Charming Outbuildings, Ideal Gite Great location for this charming large village property which offers a generous 227m² of living space, ideal for perhaps gite or B & B activity ? Having a very interesting history to its associated outbuildings including barn and ancient bread oven and what was the local village cinema in years gone by ! This property has a generous 225m² of living space consists of the following; Beginning from the front of the house large living room with fireplace adjacent boiler and ancient wine cave - Few steps up to the top entrance to the rear of the property takes you into a spacious very original French country kitchen / dining room with wood burner and door to garden and outbuildings - Few steps up from the kitchen takes you to the master bedroom a spacious light airy bedroom with adjacent bathroom and separate wc - Few steps further to a further two bedrooms again both good size double bedrooms and a further room ideal for a second bathroom to be - Further huge top room full of charm accesible from two sides of the house a further living room or bedroom or studio / bedroom suite to be ? Outbuildings to include an ancient bread oven - A barn - Above the barn a very practical space at garden level which was once the village cinema ! - Further non attached garage with independent access A very interesting property that has been well cared for and loved and improved over the past 18 years or so now time to for someone else to enjoy this lovely house in superb tranquille village close to the popular town of Chasseneuil sur Bonnieure. Early

viewings recommended The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated in a picturesque village and within short drive to two local towns; Chasseneuil sur Bonnieure just 5 mins away with most local amenities, weekly markets , cinema and restaurants open all day and La Rochefoucauld a famous Chateau town not even 10mins away and 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, French company with French and English representatives with nearly two decades of experience in property sales, we are an enthusiastic small 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 : 159 000 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 150 000 euros

LE BIEN EN DETAIL

Reference : 864SH16
Town : VITRAC ST VINCENT
Transaction : Sales
Type of property : House
Price Including charges : €159 000
Surface : 227 m²
Land : 870 m²

Number of rooms : 7
Number of bedrooms : 3

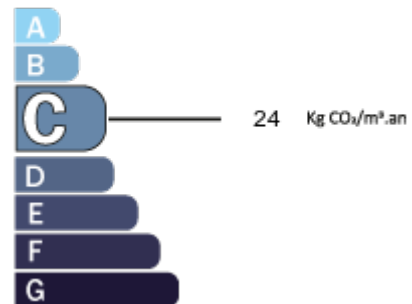


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2300€ max. 3160€



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



LE BIEN EN PHOTOS







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