

House - 150 m<sup>2</sup>

SAINT-COUTANT

HAI

Price: €199 500 \*

Honorary Award Excluded: €190 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Detached Country property with outbuildings and 5 acres, peaceful with great views ideal horses Situated in a hamlet down a country lane not far from Champagne Mouton in the commune of St Coutant. The property was restored some time ago and has good gite or second house potential with several outbuildings including a very useful barn and a second detached stone building, ideal for a second house all on one level with a delightful covered terrace summer kitchen with views over the land This house has a generous 140m<sup>2</sup> of living space total (3 rooms on ground floor and same above) and comprises of the following; Entrance into spacious kitchen diner some 33m<sup>2</sup> , fireplace with eco woodpellet burner for a very economic method of heating the principal living area of the house - adjacent sitting room / dining room 33m<sup>2</sup> - Third room currently a main bedroom and a bathroom and wc . FIRST FLOOR ; Bathroom with shower and wc - Three bedrooms ranging between 12.5m<sup>2</sup> and 17.5m<sup>2</sup> so all good size and a loft area for storage OUTSIDE ; attached to the house a covered area ideal as a shady terrace - large barn some 135m<sup>2</sup> approx - space to make stables - plus row of old stables ideal to make into one cottage with covered terrace on the end - LAND ; Gardens great southerly orientation , land over a tiny lane, ideal horses lined by trees for shade gated fenced, Please do enquire within , early viewings recommended especially for you land lovers ! 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  
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## LE BIEN EN DETAIL

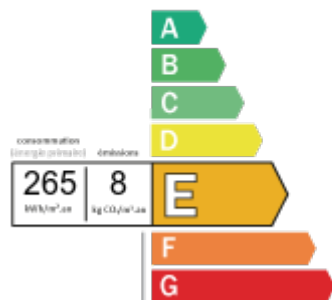
Reference : 870JS16  
Town : Saint-Coutant  
Transaction : Sales  
Type of property : House  
Price including charges : €199 500  
Surface : 150 m<sup>2</sup>  
Land : 22740 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 4  
Shower room : 2

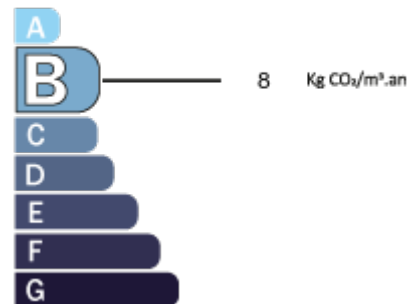


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 3050€ max. 4180€



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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