

House - 68 m²
MASSIGNAC

HAI
Price: €117 700 *
Honorary Award Excluded: €110 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Small Detached House Edge Picturesque Village Massignac near the big Lakes of the Charente Little house on the prairie springs to mind ! Lovely little property full of charm with superb fireplace and tall ceilings. Unspoilt great views over its own half acre field and beyond, set back from the road, very practical outbuilding and a gentle stroll into picturesque village with basic amenities Gated driveway house set back from the road just a few hundred years from the centre of the village. Entrance via raised terrace decking into spacious living room kitchen diner with magnificent fireplace, tall ceilings large window with great views to the rear. Two bedrooms and a bathroom with shower and washandbasin - separate wc Mains drains - Double glazing - Re roofed less than 10 years ago - Central heating Steps down to the rear through a porch , very practical cave under the house , Large garage workshop 35 sq m with storage area above Massignac is a small quite well known village in the north Charente region, its very pleasant and theres a good a restaurant, general store, bakers, doctors aand a few other shops in the village. The areas well known for its associated activities, Fishing, Swimming, sailing and horseriding and more with beaches restaurants and bars closeby, it is equidistant between cities of Angouleme and Limoges both about 35min - 45mins respectively and other towns such as Chabanais Please contact us at J & S Immo for more details, English representative with nearly 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 TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE
UK 07902181489 Email agence.jsimmo@gmail.com PRIX HONORAIRES D'AGENCE INCLUS : 117 700 euros dt 7.00%
d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 110 000 euros

LE BIEN EN DETAIL

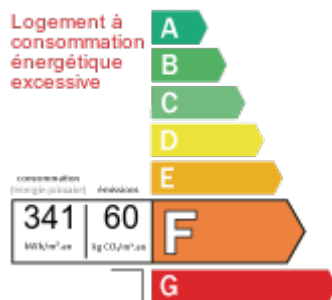
Reference : 875JS16
Town : MASSIGNAC
Transaction : Sales
Type of property : House
Price including charges : €117 700
Property tax : €624
Surface : 68 m²
Land : 2600 m²

Number of rooms : 3
Number of bedrooms : 2
Shower room : 1

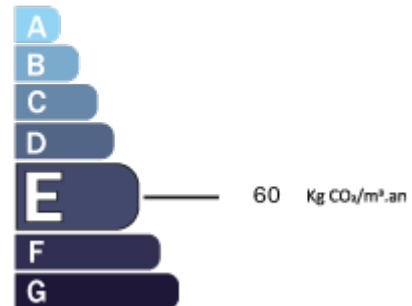


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2190€ max. 3030€



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



LE BIEN EN PHOTOS







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