

House - 280 m²
MONTEMBOEUF

HAI
Price: €184 500 *
Honorary Award Excluded: €175 500
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Deceptively spacious (280m²) very individual Village house with local amenities on foot and great views Peacefully situated in a village with basic amenities a short stroll away and just 10 mins from the popular 'Lacs de Haute Charente' this vast very individually designed home with large attached garage and south facing garden has numerous possibilities and comprises of the following; This recently renovated property has a very generous 280m² of living space and it comprises of the following; Entrance directly into spacious living room with modern kitchen with Island - Two ground floor bedrooms - bathroom - separate wc FIRST FLOOR - Through to stairwell and garage area - Vast landing area practically a living room in itself with great views seating area - Four bedrooms Master with ensuite bathroom with shower and bath and dressing room - the three further bedrooms all of a very good size - further bathroom to be finished - separate wc Attached garage needs some work on excavating the driveway / garden for access South facing garden approx 500 m² - mains drains - double glazing and eco heat pump and electric heating - flu in place for a wood fire in living room Situated in a small village and close to surrounding picturesque villages and towns in the region of the 'Lacs de Charente' not far from a small towns with most amenities such as Chasseneuil sur Bonnieure , La Rochefoucauld and approximately exquidistant between cities of Angouleme and Limoges both about 35min - 45mins respectively 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
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LE BIEN EN DETAIL

Reference : 878JS16
Town : MONTEMBOEUF
Transaction : Sales
Type of property : House
Price including charges : €184 500
Surface : 280 m²
Land : 500 m²

Number of rooms : 7
Number of bedrooms : 6

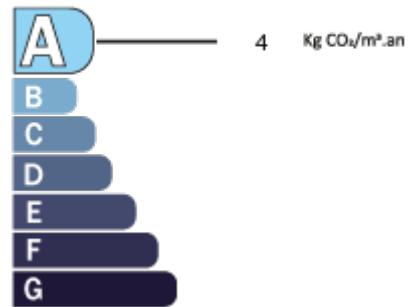


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2680€ max. 3660€



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



LE BIEN EN PHOTOS







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