

House - 128 m²

ROUMAZIERES LOUBERT

HAI

Price: €132 500 *

Honorary Award Excluded: €125 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

This attractive property is well situated in a small hamlet just outside Roumazieres-Loubert 16270; within easy reach of several other market towns and villages; approx. 40 mins from Limoges Airport and the city of Angouleme (TGV). There are nice views over the surrounding gently-rolling countryside and only one immediate neighbour (attached to the barn) but the lovely large garden is not over-looked. Directly opposite the façade of the house there is a field with a well and a parking area with a large Garage. This Pretty stone house has approx. 128m² habitable space, all clean, in general good condition and laid out as follows: Ground Floor: Entrance directly into the traditional Kitchen (17m²~) with exposed timbers, quarry tile floor, some cupboards, sink and gas hob (dated extract goes into original chimney), Stairs; Living Room (20.6m²~) with marble floor, exposed timbers, Fireplace with inset pellet burner, sliding patio doors to the garden; Dining Room (17m²~) marble floor, exposed timbers, sliding patio doors to front terrace (makes an excellent ground floor bedroom); Corridor (5.8m²~) leading to barn; WC, basin (2.6m²~); Shower Room (6.1m²~) large walk-in shower, double basin, bidet, plumbing for washing machine. 1st Floor: Lovely chestnut parquet throughout; Landing (3.5m²~); 3 good-sized mansard bedrooms (21.6, 18 & 15.5m²~) one with a large built in wardrobe and all with tongue and groove ceilings and nice views. Attic of around 13m² with plumbing for a future bathroom. The house is of stone construction (c1900) and has been renovated over the years with quality materials and workmanship. Recent works include:

a roof review; gas boiler 2019; pellet burner; UPVC Double glazing throughout and electric shutters on the ground floor. Heating and hot water is gas (buried tank) and conforms to required standards. The septic tank does not conform and needs replacing (quotation available); the upstairs bedrooms need rewiring. The vendors are happy to consider selling the property furnished. Taxe Foncière 792€. Energy : D/218 ; GHGE: D/43. Outbuildings : Attached Barn approx. 50m2 including a little jam kitchen (6m2~); In the garden there are 3 little Piggeries for garden storage. Garage approx. 35m2 Land: Approx. 7442m2. Terracing all around the house with an awning to the front; lovely attached mature garden of approx. ½ an acre, some of which is building land so a pool should be possible. Opposite the house there is parking and the garage, as well as just over an acre of pasture/veg plot with a well. J&S IMMO - YOUR LOCAL AGENCY - Alison Laming - Agent Commercial - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email alison.jsimmo@gmail.com 0033 5-45-68-05-50 BUREAU 0033 6-26-94-80-51 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 132 500 euros dt Forfait 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 125 000 euros

LE BIEN EN DETAIL

Reference : 885LA16
Town : ROUMAZIERES LOUBERT
Transaction : Sales
Type of property : House
Price Including charges : €132 500
Property tax : €792
Surface : 128 m²
Land : 7400 m²

Number of rooms : 6
Number of bedrooms : 3

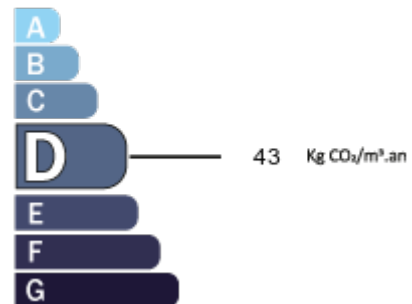


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2025) :
mini. 3360€ max. 4600€



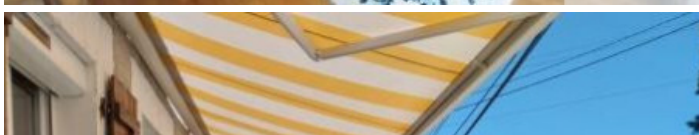
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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