

House - 238 m²

SAINT-JUNIEN

HAI

Price: €432 500 *

Honorary Award Excluded: €410 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Three Detached Stones Houses, Barn, No close neighbours in 44 Acres(18hectares) Close to town St Junien Haute Vienne Properties like this one dont come up very often . Tucked away down a country lane with land surrounding the property in very peaceful position yet just five minutes from the popular town of St Junien. This property consists of three detached stone houses and two attached barns and an open hanger and comprises of the following; House 1 - Built up from its stone base from scratch 15 years or so ago the house has approximately 100m² of living space on two floors;

Entrance from large terrace into a spacious barn conversion with open plan living room with fireplace, wood pellet eco burner, stone walls , visible beams , spacious equipped kitchen diner - Bathroom with wc - Staircase to two bedrooms one of which has a wc and wash hand basin - Excellent views to the south west and far beyond - wooden double glazing. House 2 - The original stone farmhouse 115m² - Entrance from raised terrace into living room kitchen diner of some 30m² with ancient fireplace with wood burner which fires the central heating - sitting room with great views over the surrounding countryside - Through from kitchen through hallway , Master bedroom with great views - second bathroom - separate wc - utility - Staircase to two bedrooms a single and large bedroom - second bathroom with wc. Basement storage and boiler room & utility - largely wooden double glazing. Third small detached house - 36m² little cottage with living room kitchen on ground floor and stairs to mezzanine bedroom and bathroom wc - wooden double glazing

Detached block of stone outbuildings , Barn 1 of approx 200m² attached Barn 2 approx 140m² attached open hanger barn 60m² OUTSIDE - 18 hectares approx 43 acres of surrounding land - Mains water and drainage served by independent self managing fosse septique systems The Haute Vienne region boasts a good climate, it is about 6 - 7hrs drive down from the northern ports in France, the property is situated on the edge of the town of St Junien just a five minute drive from centre, a good size but quiet town but with most amenities including a weekly market, high street shops, supermarkets, schools and doctors and many restaurants and less than half an hour from the popular Limoges airports offering discount flights to and from the UK, please contact us at J & S Immo for more details, French company English representatives with 20yrs + of experience in property sales, we are an enthusiastic established agency with our ear to the ground and here to help guide you through the purchasing process and beyond. As with all of our properties we are obliged to inform you about any potential natural risks and technology in the area, please ask or indeed take a look at site Géorisques : www.georisques.gouv.fr J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com English speaking agent Simon Hammer 0033 5-45-68-05-50 BUREAU 0033 (0)617767520 PORTABLE PRICE BREAKDOWN PRIX HONORAIRES D'AGENCE INCLUS : 432,500 euros dt 4.50% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 410,000 euros (euros inc agency fees)

LE BIEN EN DETAIL

Reference : 887SH87-879SH87
Town : Saint-Junien
Transaction : Sales
Type of property : House
Price Including charges : €432 500
Surface : 238 m²
Land : 180000 m²
View : South

Number of rooms : 8
Number of bedrooms : 4
Bathroom : 2
Shower room : 2
Nbr of terrace : 2

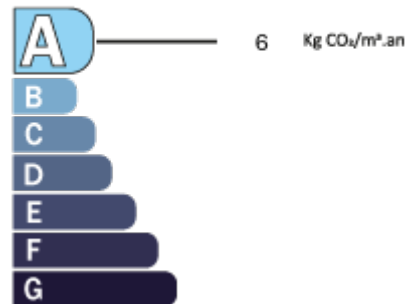


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 3420€ max. 4740€



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



LE BIEN EN PHOTOS







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