

House - 145 m<sup>2</sup>

SAINT-MAURICE-DES-LIONS

HAI

Price: €323 300 \*

Honorary Award Excluded: €310 865

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Beautiful secluded stone house with gite and mill Entrance through private gates and lane to this beautiful complex in an idyllic location. The property comprises a main house, gite and the mill next to the river. The main house comprises a well equipped and light kitchen leading onto the dining room and living room .Feature glass room The first floor has three bedrooms, two bathrooms and an office. The gite is spacious with a hand built kitchen living area with a chimney. The first floor has a large open plan bedroom with a semi separated bathroom area. The option is also available to use a bedroom from the main house to be included with the gite to make two bedrooms. The mill which is right next to the river could make a fabulous house to extend the accommodation to maximise the potential of the property's beautiful position. The private drive carries on down to the gardens opposite and next to the house. Open lawn with some fruit trees making an ideal area for a retreat next to the water. The property benefits from a recently fitted air pump to supply underfloor heating and radiators in the main house. Double glazing in the main house and gite. Recent roof on the house Internet by fibre Land 6164M<sup>2</sup> Although very secluded, the property is just a five minute drive from the beautiful medieval town of Confolens with shops, bars and restaurants. Viewing recommended to appreciate the property's beauty I am obliged to as with all of our properties to advise if you did want to independently find out more about the Risk elements at this property and any others please take a look at Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Agence J&S IMMO

Clare Nicholls - Agent Commercial - English Speaking MOBILE FR : 0033 (0) 6.24.65.30.41 Email : clare.jsimmo@gmail.com 65  
Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE BUREAU : 0033 (0) 5-45-68-05-50 PRIX HONORAIRES  
D'AGENCE INCLUS : 323 300 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 310 865 euros

## LE BIEN EN DETAIL

Reference : 898CN16  
Town : Saint-Maurice-des-Lions  
Transaction : Sales  
Type of property : House  
Price Including charges : €323 300  
Surface : 145 m<sup>2</sup>  
Land : 6000 m<sup>2</sup>

Number of rooms : 8  
Number of bedrooms : 4

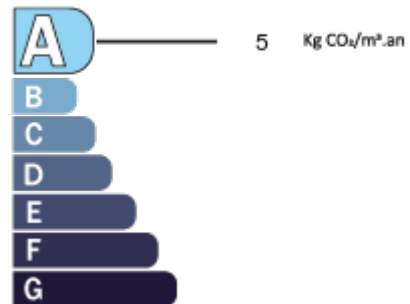


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1310€ max. 1840€



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















65 avenue de la république  
16260 - CHASSENEUIL-SUR-BONNIEURE  
Tél. 05 45 68 05 50