

House - 62 m<sup>2</sup>  
MASSIGNAC

HAI  
Price: €75 500 \*  
Honorary Award Excluded: €70 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Semi detached village house in Massignac , picturesque village close to the big lakes of the Haute Charente Good location for this character property, and outbuildings all just a gentle stroll into picturesque village with good restaurant and most basics on foot. This small house has 62m<sup>2</sup> of living space and comprises of the following Entrance into kitchen - Living room with fireplace and woodburner - Downstairs cloakroom and wc - store room First floor - two bedrooms bathroom and wc Attached gardens and useful outbuildings for perhaps a summer kitchen storage bikes , workshop etc Mains drains - mostly double glazing - wood heating and elec radiators This property is habitable but does require a new kitchen and modernisation 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 Chabanaais Please contact us at J & S Immo for more details, English representative with 20 + years of experience in property sales and renoavtion, 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](mailto:agence.jsimmo@gmail.com) PRIX

HONORAIRES D'AGENCE INCLUS : 75 500 euros dt 5 500€ d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR:  
70 000 euros

## LE BIEN EN DETAIL

Reference : 905JS16  
Town : MASSIGNAC  
Transaction : Sales  
Type of property : House  
Price including charges : €75 500  
Property tax : €400  
Surface : 62 m<sup>2</sup>  
Land : 385 m<sup>2</sup>

Number of rooms : 4  
Number of bedrooms : 2  
Shower room : 1

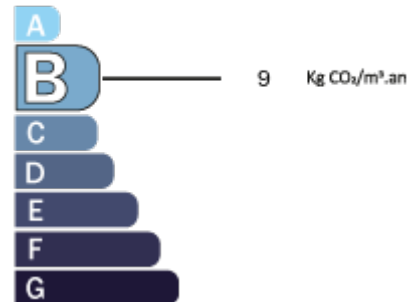


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1230€ max. 1700€



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