

House - 113 m²
MASSIGNAC

HAI
Price: €159 000 *
Honorary Award Excluded: €150 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Attractive Restored Edge Picturesque Village, Lac Haute Charente, Detached House with Gardens and Separate Barn with New Roof This property has a generous 113m² of living space comprising of the following; GROUND FLOOR - Entrance into living room of 25m² with tall ceilings and fireplace with woodburner - through to Kitchen diner some 30m² with good range of fitted units dorr to garden terrace - Bathroom - Master Bedroom of 20m² - large dressing room - FIRST FLOOR - large bedroom suite and bathroom 25m² great views over garden and surrounding countryside Heating by wood primarily and elctric modern heaters in each of the rooms - Double Glazed - Mains drainage Separate Barn with recent new roof Massignac is a small attractive quite well known village in the north Charente region in the heart of the 'Lacs de Haute Charente' Its very pleasant and theres a good a restaurant, general store, bakers, doctors and 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 Chabanais and the borders north Dordogne - Perigord Vert Just 20 mins South 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 Email agence.jsimmo@gmail.com To find out more about the risk elements at this property and any others please ask us or take a look at Géorisques : www.georisques.gouv.fr PRIX HONORAIRES D'AGENCE INCLUS : 159 000 euros dt Forfait d'honoraires de 6.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 150 000 euros. Advertised price 159k , (NET PRICE 150k euros plus 9k Agency fee)

LE BIEN EN DETAIL

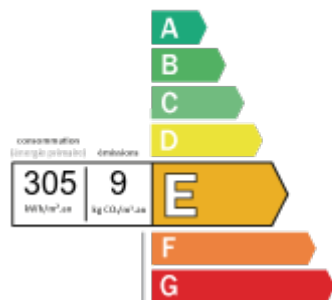
Reference : 907SH16
Town : MASSIGNAC
Transaction : Sales
Type of property : House
Price including charges : €159 000
Property tax : €902
Surface : 113 m²
Land : 600 m²

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

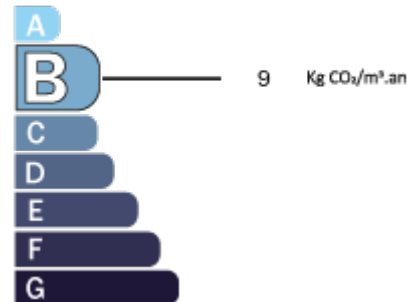


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2300€ max. 3180€

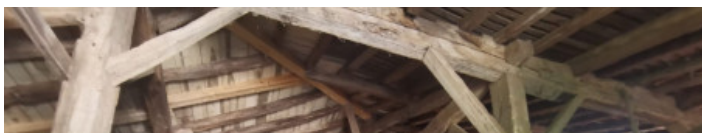
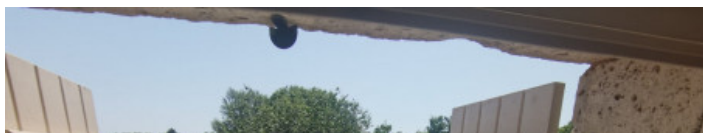
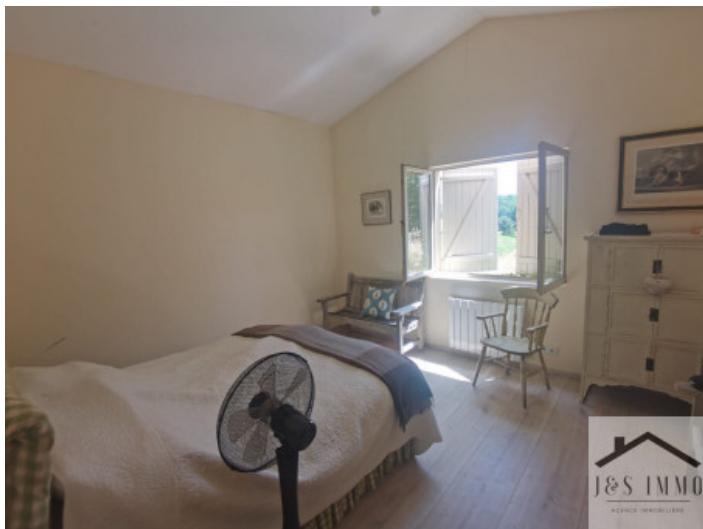


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS





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