

House - 87 m²

ROUMAZIERES LOUBERT

HAI

Price: €117 700 *

Honorary Award Excluded: €110 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Rare opportunity to buy this Farmhouse with its vast outbuildings & 2¾ Acres; beautiful rural setting with lovely views over the rolling hills to the south west. Would suit an equestrian project. Situated in the Terres de Haute Charente 16270, close to several villages with amenities; 10 minutes from 2 market towns; 15 mins from the Lakes of the Haute Charente; 35 minutes from Angoulême (TGV) and 40 mins from Limoges Airport. This old stone farmhouse has a newly covered roof and was been renovated on the ground floor c2005; there is plenty of room to expand into the attached barn if required; it has approx. 87m² habitable space laid out as follows: Ground Floor: Small entrance hall (3.6m²) with enclosed staircase to the 1st floor; Kitchen/Diner (15.2m²~), tiled floor, wood-burning stove, sink; Bed 1 (14.3m²~), laminate flooring, could be living room; Corridor leading to the attached barn (3.3m²~); Bathroom (6.4m²~) tiled with bath, walk-in shower, bidet & basin; separate WC (1.5m²~); Utility Room (6.8m²~). 1st floor (requiring renovations): Small landing (2.5m²~) with a bedroom on either side, Bed 2 (17.5m²~); Bed 3 (16.2m²~). The roof was entirely recovered in 2024; Septic Tank (control pending); 4 air/heat exchange air-con units installed in around 2008 (only bed 1 and kitchen are working as the electrics upstairs require renovations, so have been cut off); 2 dbl glazed windows on the ground floor and one on the upstairs landing c2005; UPVC shutters (2 need replacing). Energy: GHGE: Taxe Foncière approx. 550€/annum Outbuildings: Attached traditional barn with a footprint of approx.76m² which includes

the bathroom/utility block of c23m², with good height to have a floor. Attached Hangar of approx. 132m², with a separating wall across about a quarter of it; Huge enclosed Hangar/Barn of approx.360m² with a shelter of approx. 54m². Land: Approx. 1.1 hectares (2¾ acres); Courtyard and Forecourt; Field (available May 26). A blank canvas for your garden and/or somewhere to put your horses, with some mature trees around the perimeter, including a beautiful ancient oak that shades part of the forecourt.

LE BIEN EN DETAIL

Reference : 910LA16
Town : ROUMAZIERES LOUBERT
Transaction : Sales
Type of property : House
Price including charges : €117 700
Property tax : €550
Surface : 87 m²
Land : 11156 m²
Construction : c1900
View : South West
Floors : 1

Living room : 15 m²
Number of rooms : 3
Number of bedrooms : 3
Bathroom : 1
Heating : Reversible climate control



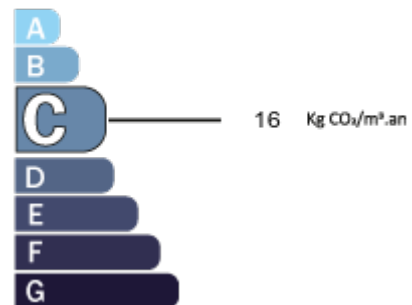
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 1560€ max. 2160€



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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