

House - 171 m²
NIEUIL

HAI
Price: €153 700 *
Honorary Award Excluded: €145 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Detached 5 bedroom Country House in Pleasant Surroundings in the Sunny Charente This good size property with surrounding gardens and garage outbuilding is Situated just on the edge of a little country village with basics a stones throw away inc a little epicerie shop, post office, garage , hairdressers and a Bar Restaurant and two other little towns both less than 10 mins away This property was built in 1987 and has 170m² of living space and comprises of the following; Entrance into a large living room of some 36m² fireplace and woodburning stove and fitted kitchen through to large covered verandah terrace and views to the garden to the rear - main bedroom with ensuite shower room and wc and dressing room - utility room - three further bedrooms one with built in wardrobes - second bathroom with bath and shower - separate wc - FIRST FLOOR - to mezzanine room ideal as an office - fifth bedroom - further useable storage space Outside there's a garage and 1/3 acre of surrounding gardens 1700m² approx plot size - Double glazed - Heating by wood and heat pump 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 J&S IMMO - SIMON HAMMER - Agent Commercial 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 00335-45-68-05-50 BUREAU 0033 617767520 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 153 700 euros dt Forfait d'honoraires de 6.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 145 000 euros

LE BIEN EN DETAIL

Reference : 917JS16
Town : NIEUIL
Transaction : Sales
Type of property : House
Price including charges : €153 700
Property tax : €920
Surface : 171 m²
Land : 1700 m²

Number of rooms : 7
Number of bedrooms : 5
Bathroom : 1
Shower room : 1

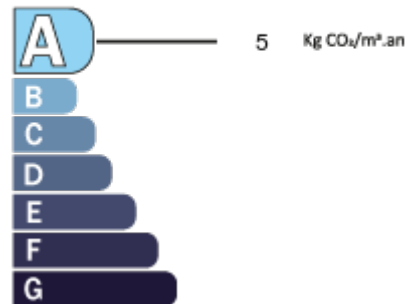


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2010€ max. 2780€



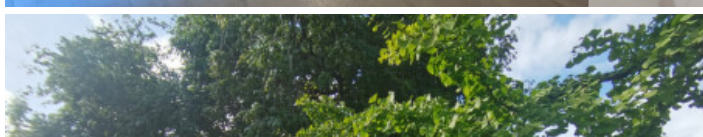
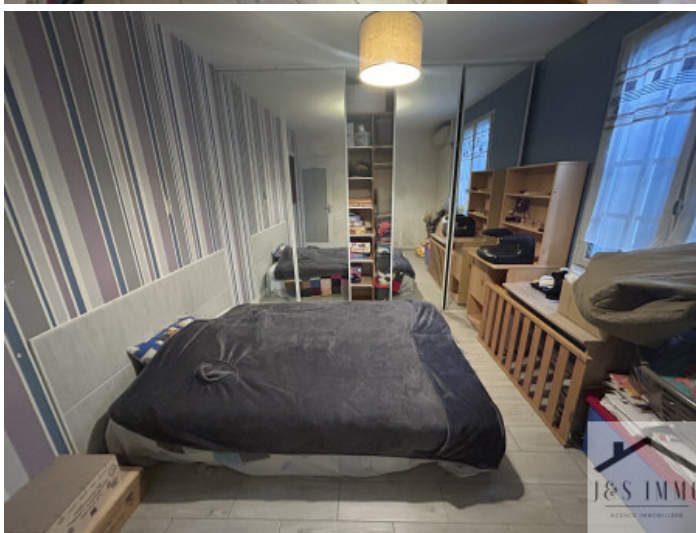
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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