

House - 180 m<sup>2</sup>

VINDELLE

HAI

Price: €139 000 \*

Honorary Award Excluded: €131 100

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Ancient Coach house and Outbuildings to renovate in 3.5 acres, Close to the city of Angoulême This interesting ancient property was once believed to be the 'Relais de Diligence' in an area famous for its wine and cognac production, with its attached land and good range of interesting outbuildings this property is situated on a quite a busy road 10 - 15 mins west of the city of Angoulême As you approach the property from the long driveway pillared gateway - large useable garage to LHS - To RHS two towers with slate roofs and small outbuilding all to renovate - To the far RHS an attached useable hanger with steel roof approx 110m<sup>2</sup> - To the LHS the house currently 3 rooms down stairs and three rooms above approximately 180m<sup>2</sup> of living space - through to further attached outbuildings to the rear all covered by a vast open space loft area suitable for further conversion to living space or another activity all to restore. The neighbouring closest villages such as Vindelle, Balzac. To the west the coast at La Rochelle approx 1hr20 mins away , Please contact us at J & S Immo for more details, English representative with 24 yrs of experience in French 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 Simon Hammer ..... agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE To look at the potential hazards risks in the area we are obliged to inform you to check



## LE BIEN EN DETAIL

Reference : 925SH16  
Town : VINDELLE  
Transaction : Sales  
Type of property : House  
Price Including charges : €139 000  
Surface : 180 m<sup>2</sup>  
Land : 15000 m<sup>2</sup>

Number of rooms : 5  
Number of bedrooms : 3



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS









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