

House - 161 m²
MASSIGNAC

HAI
Price: €299 000 *
Honorary Award Excluded: €287 500
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

SUPERBLY FINISHED MODERN HOUSE WITH VIEW OVER NEIGHBOURING LAKE State of the art modern bungalow with large attached garage situated in an area of outstanding natural beauty in the Haute Charente countryside. Peacefully situated on the edge of a village boasting views over one of the neighbouring lakes, this property has 161m² of living space and is situated on a plot of 1000m² and comprises of the following; Motorised gated entrance, large double garage with electric door, garage is also insulated and has a tiled floor, entrance hallway with cloakroom with wc and washandbasin, living room some 56m² with superbly equipped modern kitchen, adjacent office area, 4 bedrooms 3 with built in wardrobes, bathroom with bath and italian shower and wc, second shower room with wc, large utility - workshop 1000m² of very well maintained garden inc a very productive veg garden and magnificent views over the lakes de Haute Charente The quality of build is second to none, so much thought has gone into this property to provide a very comfortable home with excellent heating and ventilation system with no expense spared Situated close to surrounding picturesque villages in the region of the 'Lacs de Charente' not far from a small town with most amenities and approx exquidistant between cities of Angouleme and Limoges both about 35min - 45mins respectively 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 new company with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO

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agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES
D'AGENCE INCLUS : 299 000 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 287 500 euros

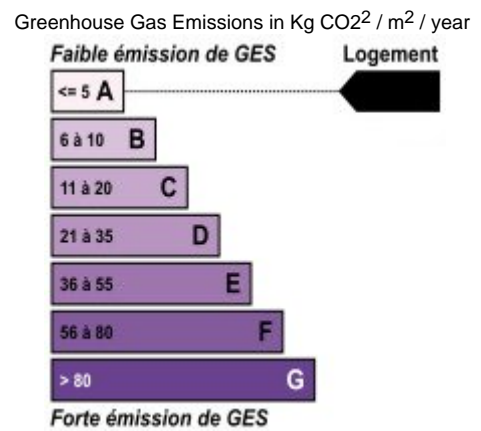
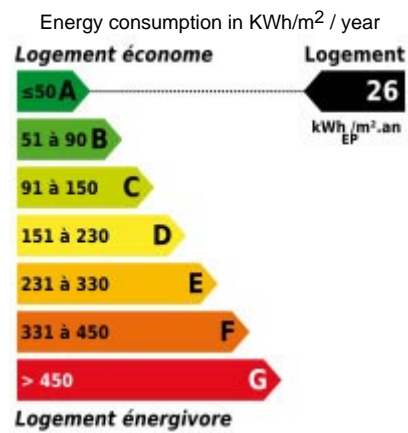
LE BIEN EN DETAIL

Reference : 355JS16
Town : Massignac
Transaction : Sales
Type of property : House
Price including charges : €299 000
Property tax : €950
Surface : 161 m²
Land : 1043 m²
Construction : 2012

Living room : 56 m²
Number of rooms : 5
Number of bedrooms : 4
Bathroom : 1
Shower room : 1
Nbr of terrace : 1
Terrace area : 70 m²
Heating : Floor heating,
Heat Pump
Garage : yes

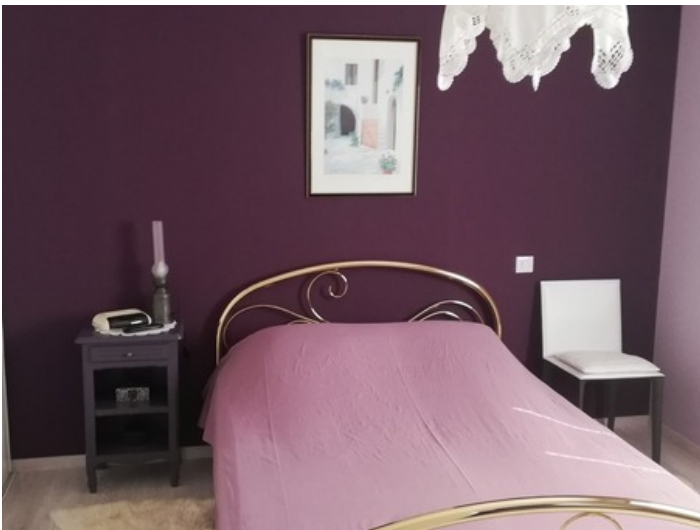


DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS







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