

House - 140 m<sup>2</sup>
CHATEAU GARNIER

Price: €169 600 \*

Honorary Award Excluded: €160 000

\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

TRADITIONAL SOUTH FACING STONE HOUSE WITH BARN, IN-GROUND POOL AND PRIVATE GARDENS This delightful 3 bed character property is situated in a tranquil hamlet just 2 km from the pretty village of Chateau Garnier sat on the river Sommiere, where you will find a bakery, corner shop and café, a short drive to the popular market town of Civray and just 40 km to the fabulous city of Poitiers (TGV station and airport). The house is attached at one side but the gardens are completely enclosed and private, with a 8 x 4 in ground pool with paved sun terrace and a fruit orchard with cherry, peach, Mirabelle and hazelnut trees. Offering 140 sqm of living space it comprises: Ground floor: Spacious sunny lounge of 32 sqm with exposed beams, pellet burner, tiled floor and French doors out to the front gardens and terrace. Off the lounge is a dining room of 11 sqm with wood flooring and French doors to the front. The pretty country kitchen of 16 sqm with exposed beams and window over the rear garden is fully fitted and equipped with central island, electric oven and gas hob. A rear hallway of 16 sqm has a door out to the rear garden and provides internal access to the attached barn of 50 sqm. There is a family bathroom with both a bath and a shower of 6 sqm and a separate toilet. 1st floor: landing of 8 sqm leads to 3 large bedrooms of 20, 16 and 14 sqm, a toilet with wash basin, and 2 further loft rooms with sloping ceilings ideal for storage or expansion. Outside: The barn of 50 sqm is attached to the house. The main gardens with fruit orchard and private in-ground pool are south facing to the front of the property and there

is a smaller garden to the rear. The land totals 2905 sqm, is mainly laid to lawn and is completely enclosed. Early viewing highly recommended J&S IMMO MOBILE FR: 0033 (0) 6 47 69 25 72 Email: jennybentley.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU: 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 174 900 euros dt Forfait d'honoraires de 6.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 165 000 euros

## LE BIEN EN DETAIL

Reference: 396JB86 Town: CHATEAU GARNIER Transaction: Sales

Type of property: House

Price Including charges: €169 600
Property tax: €400
Surface: 140 m<sup>2</sup> Land: 2905 m<sup>2</sup> View: South

Living room: 32 m<sup>2</sup> Number of rooms: 5 Number of bedrooms: 3

Bathroom: 1

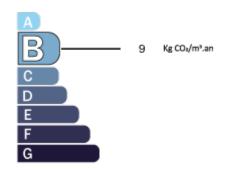


## **DIAGNOSTICS DPE-GES**

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg  $\rm CO2^2$  /  $\rm m^2$  / year \* Dont émissions de gaz à effet de serre



## LE BIEN EN PHOTOS













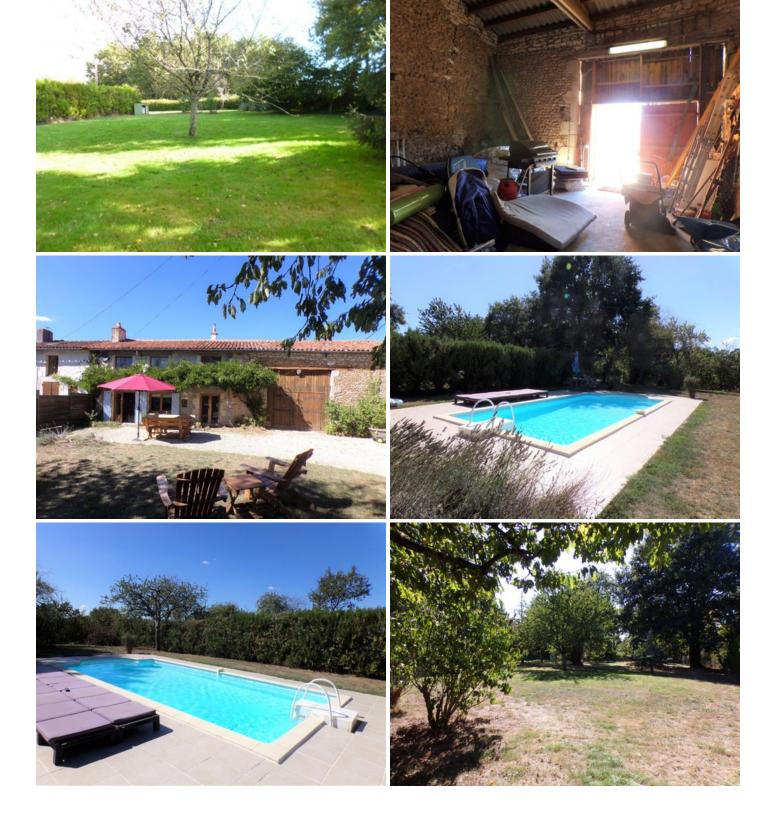














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