

House - 266 m²
MONTEMBOEUF

HAI
Price: €364 000 *
Honorary Award Excluded: €350 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Detached Stone Architect Designed Perfection Superbly presented and situated in an acre of ground this stone property was built up - renovated from four walls to an exceptional standard approximately 15 years ago with no expense spared and it shows using traditional materials yet modern and with an excellent level of insulation, further detached outbuilding and a large non attached stone garage House comprising of entrance hall, equipped kitchen dining room, living room with woodburner, second living room, utility with good storage, wc with washandbasin, boiler room to house the oil fired central heating. First floor to three bedrooms with outstanding views, master bedroom with ensuite bathroom, office again lovely views, further small sitting room and a bathroom with shower. Parkland gardens totalling 5000m² inc buildings, covered terrace open préau - verandah outbuilding very practical for all manner of uses, detached double garage - small barn with attached rectangular parcel perhaps ideal for an allotment. Situated in a small hamlet and 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 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 agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 364 000 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 350 000 euros

LE BIEN EN DETAIL

Reference : 779CN16
Town : Montemboeuf
Transaction : Sales
Type of property : House
Price including charges : €364 000
Surface : 266 m²
Land : 5000 m²

Living room : 30 m²
Number of rooms : 8
Number of bedrooms : 3
Bathroom : 1
Shower room : 1
Nbr de balcon : 1
Heating : Bois,
Fioul



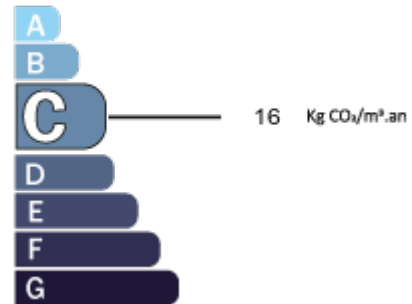
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







65 avenue de la république
16260 - CHASSENEUIL-SUR-BONNIEURE
Tél. 05 45 68 05 50