

House - 228 m<sup>2</sup>

ROUMAZIERES LOUBERT

HAI

Price: €127 200 \*

Honorary Award Excluded: €120 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

UP & RUNNING PUB, BAR-RESTAURANT, COMFY HOME, BARN, GARAGE, FORGE, GARDEN, TABAC, STEADY INCOME, Substantial property in good order, always maintained as it should be with an attached respectable income with all the benefits of working from home in a quiet friendly village in the Charente region not far from the popular touristic lake region, 'lacs de Haute Charente' plenty of local trade plus those coming passing through to go camping, sailing, fishing, horse riding etc. This property has a habitable surface of some 228m<sup>2</sup> and comprises of a bar restaurant with licence 4 , principal bar area saloon, separate restaurant, public wc, kitchen area, old forge and barn workshop ideal for further development with perhaps the 'Old Forge' as a theme ? Access to terrace and a well kept pretty rear garden with fruit trees and shrubs and plenty of space for a productive vegetable garden and some benches to make a beer garden, theres also a separate side access to the garden. Staircase to landing to the left looking south large master bedroom in excellent order bright and airy, living room of also facing south of similar size also in very good condition which could of course be another bedroom, a further two bedrooms, a bathroom and separate wc, further smaller adjacent laundry room. Central heating and mains drainage Total plot size 1000m<sup>2</sup> approx inc buildings footprint The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within a 5 min drive of a town with all amenities and less than an hour from two popular airports offering discount flights to and

from the UK, 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](mailto:agence.jsimmo@gmail.com) 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE  
PRIX HONORAIRES D'AGENCE INCLUS : 146 280 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 138 000 euros

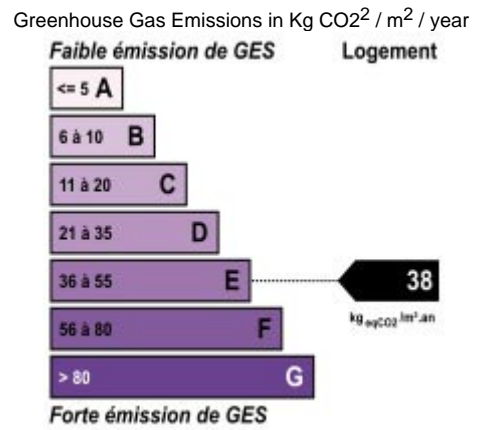
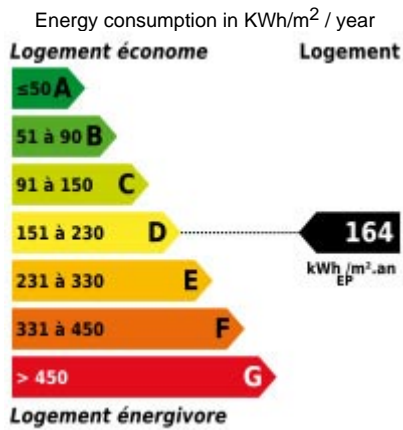
# LE BIEN EN DETAIL

Reference : 059JS16  
Town : ROUMAZIERES LOUBERT  
Transaction : Sales  
Type of property : House  
Price including charges : €127 200  
Property tax : €1 500  
Surface : 228 m<sup>2</sup>  
Land : 1040 m<sup>2</sup>

Living room : 26 m<sup>2</sup>  
Number of rooms : 7  
Number of bedrooms : 3  
Bathroom : 1  
Nbr of terrace : 1  
Kitchen : Kitchenette fitted  
Heating : Propane gas



## DIAGNOSTICS DPE - GES



## LE BIEN EN PHOTOS







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