

House - 100 m<sup>2</sup>  
ROUSSINES

HAI  
Price: €36 500 \*  
Honorary Award Excluded: €32 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

CHARACTER FRENCH VILLAGE HOUSE WITH GARAGE AND GARDEN Village house in a very quiet setting just a few minutes drive away from the region 'Lacs de Charente' in the sunny Poitou Charente region of France not far from the Dordogne and National Parc. House comprises of entrance hall, to the left a living room with a woodburner, fitted kitchen good range of units, utility room, wc and wash hand basin. To the right a further living room but requiring renovation. Feature staircase to two bedrooms one with an ensuite shower room with wc within, second bedroom , family bathroom with wc and third bedroom in the process of completion. Staircase continues onto second floor to large loft area plenty of space for further rooms, there is also a cave under the house with door leading out to side lane. Outside plenty of space to sit out the front of the house however the gardens just a few meters up the lane , here you will find a good size plot around 900m<sup>2</sup> with views and a garage / workshop of 20m<sup>2</sup>. with attached building. Situated in a small village 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 equidistant 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 ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR

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CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 36 500 euros dt forfait 4 500 euros d'honoraires -  
à la charge de l'acquéreur - PRIX NET VENDEUR: 32 000 euros

## LE BIEN EN DETAIL

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Reference : 512JS16  
Town : Roussines  
Transaction : Sales  
Type of property : House  
Price including charges : €36 500  
Property tax : €643  
Surface : 100 m<sup>2</sup>  
Land : 1074 m<sup>2</sup>

Number of rooms : 5  
Number of bedrooms : 2  
Bathroom : 1  
Shower room : 1  
Heating : Bois  
Garage : yes



## DIAGNOSTICS DPE - GES

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Dpe null

## LE BIEN EN PHOTOS







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