

House - 280 m²

MASSIGNAC

HAI

Price: €317 200 *

Honorary Award Excluded: €305 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

SUPERBLY PRESENTED HOUSE & TWO GITES, BARN & OUTBUILDING MIDDLE OF 1 ACRE, NO CLOSE NEIGHBOURS Views over countryside and public lake in the very popular area 'Lacs de Haute Charente'. A very comfortable home with an attached income from two houses, attached barn, workshop and further garage detached from the property. Main house large kitchen diner of some 35m² with good range of units, woodfired stove, amazing views over the countryside and lake, adjacent office 9m² (could be a bedroom), utility room 4m², bedroom 11m², shower with wc 5m², First floor to a large lounge area of some 40m² a real wow when you reach the top of the feature staircase, bedroom 14m², bathroom with wc 7m². To the left the attached barn of 90m² large doors good access ideal for camper, left hand part of barn a workshop with good storage above. To the left Independent Second house - Gite; comprising Entrance into living room with fireplace and wood burner 26m², fitted kitchen-diner 22m² rear door to own terrace, first floor bedroom 21m² with built in wardrobe, bedroom two 16m², shower room 1m² and separate wc. Further to the left a third house Gite 2, all on the ground floor comprising; entrance into living room fireplace and log burner 25m², fitted kitchen with door to rear private terrace 12m², bedroom with dressing room 15m², bathroom and wc 7m². The gites are / can be sold furnished and equipped. Further attached outbuildings with footprint of approx 35m² ideal for further development, detached garage of approx 30m², very well kept gardens completely surrounding the property of an acre (4900m²) above ground

swimming pool. Situated on its own at the end of tiny lane 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 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 : 317 200 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 305 000 euros

LE BIEN EN DETAIL

Reference : 101JS16
Town : MASSIGNAC
Transaction : Sales
Type of property : House
Price including charges : €317 200
Surface : 280 m²
Land : 4901 m²

Living room : 40 m²
Number of rooms : 11
Number of bedrooms : 5
Bathroom : 2
Shower room : 2
Garage : yes



DIAGNOSTICS DPE - GES

Dpe null

LE BIEN EN PHOTOS







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