

House - 120 m<sup>2</sup>  
SAINT-JUNIEN

HAI  
Price: €23 000 \*  
Honorary Award Excluded: €20 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

STONE HOUSE AND BARN TO RENOVATE NEAR TO ST JUNIEN 25 MIN AIRPORT LIMOGES Situated in a peaceful Hamlet is this semi-detached property which comprises of a large living area of some 120m<sup>2</sup> ideal for a large kitchen and living room, then the first floor same size 120m<sup>2</sup> to make 3 + Bedrooms and bathrooms , attached gardens with well within. The Haute Vienne region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short drive to the town of St Junien a good size town with pretty much everything and less than half an hour from the capital city Limoges and 20mins from the popular airport this side of Limoges offering discount flights to and from the UK, please contact us at J & S Immo for more details, French company with English representatives 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](mailto:agence.jsimmo@gmail.com) 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 23 000 euros dt Forfait 3 000 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 20 000 euros

# LE BIEN EN DETAIL

Reference : 112JS16  
Town : Saint-Junien  
Transaction : Sales  
Type of property : House  
Price including charges : €23 000  
Surface : 120 m<sup>2</sup>

Living room : 60 m<sup>2</sup>  
Number of rooms : 2



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year

Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS





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