



Country house

LIGNIERES SONNEVILLE (16)

367 500 €



300 m²



9 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Between Segonzac and Barbezieux, in the Grande Champagne area: Entirely renovated country house 2 km from a village with its school, shops and services. You will discover an old barn renovated with taste composed of an entrance, a kitchen adjoining the veranda, a living room of 73m² with its cathedral ceiling and its exposed beams, a parental suite of 30 m², three bedrooms with private bathrooms and on the ground floor, a space for guests with a living room/kitchen of 45 m² and a bedroom with bathroom. Old materials, parquet floors and wood-burning stoves rub shoulders with functional fittings and the comfort of air conditioners. In the annex, you benefit from a 30 m² garage, a completely enclosed green garden and a cabin perched in its tree for your children or simply for your nap. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Patrick DESCARSIN

SEGONZAC (16130)

Agent

RSAC : 339 569 550 00025

Courts service city :
ANGOULEME

(+33)6 85 20 09 52

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 805324

Property type Country house

Year of construction 1870

Exposure TRAVERSANT N-S

View Vue dégagée, sur Jardin, sur Vignes

SURFACES

Living space 300 m²

Living room surface 73 m²

Land surface 2001 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 5

Number of bathrooms 1

Toilets count 6

Washrooms 3

Terrace 1

DPE/GES

DPE 144

GES 3

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater bois

Kitchen équipée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle