



Country house

SEGONZAC (16)

441 000 €



204 m²



8 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

SEGONZAC, 2 km away with its shops and schools. Village Cittaslow where "life is good". Beautiful Charentaise farmhouse renovated in 1991 with a perfectly maintained garden. It consists on the ground floor of an entrance with its Comblanchien staircase, a living room with exposed beams, a dining room with its rubble walls and its fireplace with insert, a kitchen area, an office overlooking the veranda and a large insulated boiler room. Upstairs, you will enjoy three large bedrooms (19m²/25m²/16m²), a shower room and a bathroom. A second part of the house (former stable, storage room with attics) can be converted into master bedrooms on the ground floor or independent apartment. At the back, you benefit from a large garage, an outdoor cellar and a parking space. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

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

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 806686

Property type Country house

Year of construction 1850

Exposure S-W

View Vue dégagée, sur Jardin, sur Vignes

SURFACES

Living space 204 m²

Living room surface 33 m²

Land surface 2658 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 259

GES 38

APPENDIX

Parking couvert

Parking space 2

Garage 1

Cellar 1

Videophone Oui

SERVICES

Heater gaz

Kitchen équipée

Interpcom Yes