



Bourgeois house

SAINT CYBARDEAUX (16)

600 000 €*
€

* Agency fees to be paid by the seller



550 m²



14 pièce(s)



9 chambre(s)

PROPERTY DESCRIPTION

SAINT CYBARDEAUX, very beautiful Charentaise mansion.

For a large family in love with space, or for a professional activity (guest rooms, coworking with individual rooms, etc...) Good connection to public transport, Angoulême 20 Kms TGV station, Cognac 20 Kms.

Completely renovated between 2003 and June 2004, all openings are double glazed 4*16*4.

The shutters are made of wood on the street side and PVC rolling shutters on the terrace side. The house is connected to mains drainage.

The property tax for 2021 amounts to €2663.

Household waste for 9 guest rooms: €123.75 for 6 months.

Free zone of the house, possibility of making 3 bedrooms and a bathroom (bedroom 1 of 15 m², bedroom 2 of 12 m² bedroom 3 of 14 m² and bathroom 11 m²).

Exterior technical room 18 m², flat-bottomed swimming pool 5*10*1.6 deep, car park outbuildings of 67 m², cellar of 20 m². Covered porch and summer kitchen of 83 m². Les honoraires sont à la charge du vendeur. 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 816153

Property type Bourgeois house

Year of construction 1860

SURFACES

Living space 550 m²

Living room surface 60 m²

Land surface 600 m²

COMPOSITION

Number of rooms 14

Number of bedrooms 9

Number of bathrooms 7

Toilets count 8

Washrooms 7

DPE/GES

DPE 204

GES 48

APPENDIX

Parking extérieur

Parking space 6

Cellar 1

Videophone Non

SERVICES

Heater fuel



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