

House - 210 m²
SAINT-AMANT-DE-BONNIEURE

Price: €260 000 *

Honorary Award Excluded: €250 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Four Bedroom Stone, Charentais Character Property with Swimming Pool & two Barns Traditional stone house situated just a few km's away from the village of St Angeau and not far from the N10 easy access to take you to the city of Angouleme or Poitiers, this south facing country house has 210m² of living space on offer with four bedrooms, two bathrooms and comprises of the following; GROUND FLOOR; Entrance hall, to the right a spacious living room with fireplace and wood burner and doors to the garden, to the left a fully fitted kitchen diner with good range of units, large very practical utility room which goes through to the attached barn, ground floor master bedroom suite with built in wardrobes and en-suite bathroom with bath and a separate shower and a separate wc. FIRST FLOOR, Beautifully crafted traditional staircase to landing to a very charming three double bedrooms and a bathroom with shower & wc Outside there is an attached barn of approx 125m² and a further detached barn of around 100m², gardens a mature plot of some 1500m² approx, a swimming pool to the rear 10 x 5m and a separate studio just opposite the house as you drive in just one room 12m with mezzanine above ideal as an office, hobby room or a little 'maison des amis' when the family are over The house has an individual fosse septique drainage system, central heating is underfloor heating ground floor and the wood-burner, all doors and windows are double glazed The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated 5 mins from the village of St Angeau which has

most small amenities to include doctors and chemists and small supermarket, also 10 min drive to the towns of La Rochefoucauld and Chasseneuil sur Bonnieure both good size towns with pretty much everything and less than an hour from two popular airports offering discount flights to and from the Uk. Please contact us at J & S Immo for more details, French company with English representatives with two decades of experience in French 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 : 260 000 euros dt Forfait 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 250 000 euros

LE BIEN EN DETAIL

Reference: 463JS16

Town: Saint-Amant-de-Bonnieure

Transaction: Sales Type of property: House

Price Including charges: €260 000 Surface: 210 m²

Land: 1652 m²

Living room: 48 m² Number of rooms: 6 Number of bedrooms: 4

Bathroom: 1 Shower room: 1 Heating: Floor heating,

Fioul, Wood stove



DIAGNOSTICS DPE-GES

Energy consumption in KWh/m² / year

Greenhouse Gas Emissions in Kg CO2² / m² / year



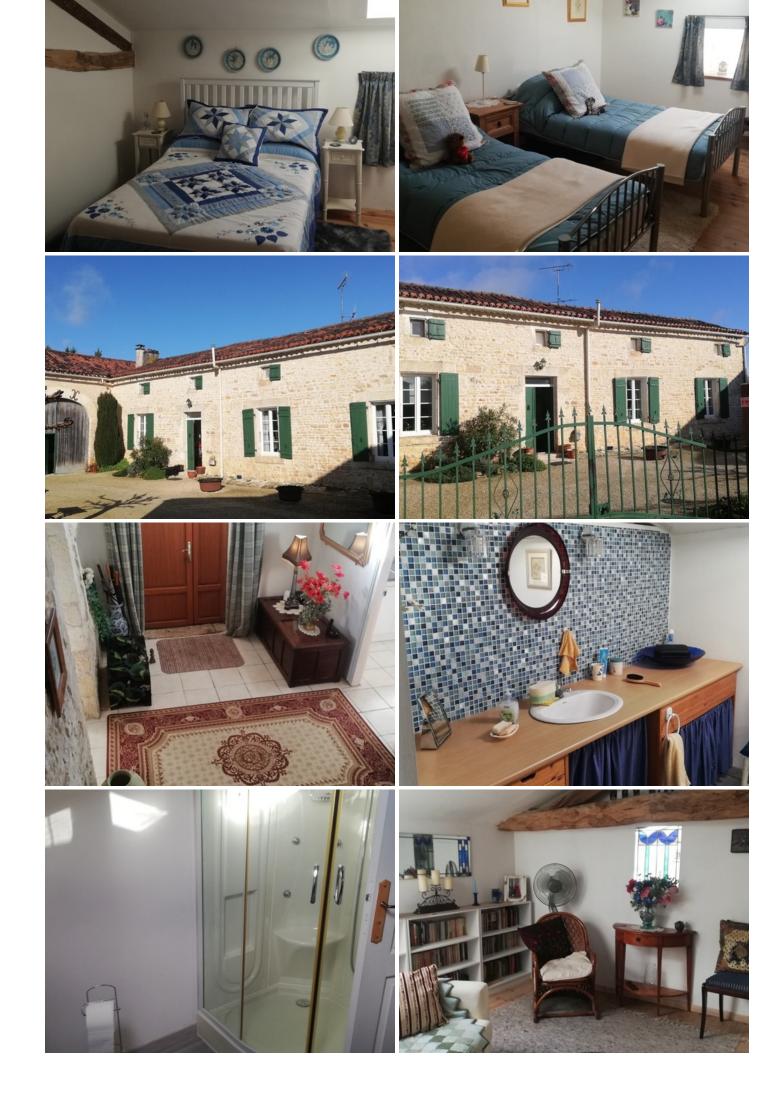


LE BIEN EN PHOTOS

















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