

House - 190 m²
MONTBRON

HAI
Price: €225 750 *
Honorary Award Excluded: €215 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Detached Country Home With Superb Views, Barns, Big pond and 3 acres Good life style property ideal for small holding, maintained superbly with a very impressive array of outbuildings and surrounding gardens with land, big man made pond an Orchard and more! Mainhouse comprises of the following; Ground floor entrance hall into kitchen equipped open plan to dining room with chimney and wood burning insert access to terrace balcony, living room with superb fireplace and doors to terrace balcony, bathroom, through hallway with numerous built in wardrobes very good storage, two very light airy bedrooms, a cloak room wc, a very practical large laundry room with doors outside to the rear of the property. First floor to two further bedrooms and a shower room with wc. Attached to the house is a very nice barn of some 190m² and a further barn workshop of some 110m² and detached from the house opposite a detached garage for several cars of 50m², The gardens, land plot of some 1.4 hectares or less if you dont want so much ! Oil fired central heating, drainage by fosse septique private system which certainly wont comply to todays guidelines but it works. Local town Montbron with most amenities, capital city Charente Angouleme has a TGV train station and is famous for the various festivals and once a year motor racing 'Circuit des Ramparts' just 35 mins away, Dordogne market town 'Piegut Pluviers' just 15mins away and less than an hour away from the airport at Limoges or Poitiers Please contact us at J & S Immo for more details, English representative with nearly two decades of experience in property sales, we are an enthusiastic

agency 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

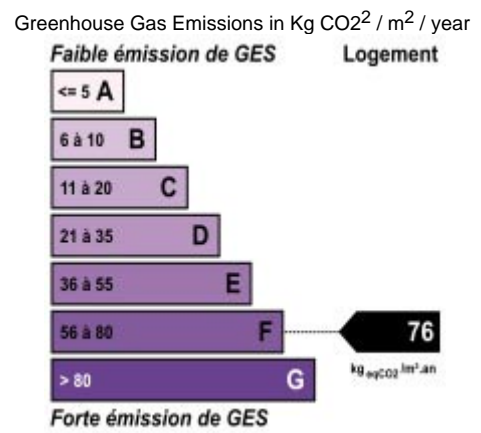
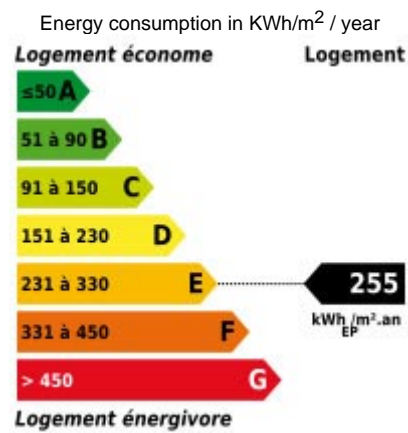
LE BIEN EN DETAIL

Reference : 203JS16
Town : MONTBRON
Transaction : Sales
Type of property : House
Price including charges : €225 750
Property tax : €1 400
Surface : 190 m²
Land : 14000 m²

Living room : 30 m²
Number of rooms : 7
Number of bedrooms : 4
Bathroom : 1
Shower room : 1
Nbr of terrace : 1
Heating : Bois,
Fioul



DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS








J & S IMMO
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