

House - 110 m<sup>2</sup>

📍CHASSENEUIL SUR BONNIEURE

HAI

Price: €39 500 \*

Honorary Award Excluded: €35 000

Honoraires : 12,86% TTC\*

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Charente Farmhouse, outbuildings, gardens, mains drains, south facing, close town, 2 more acres available This exciting ensemble of stone farm buildings has just come on the market and comprises of a farmhouse to the far right of main photo, attached barn with good open space with mezzanine to the left, a further attached open outbuilding, ideal log store workshop and a further small outbuilding opposite. The property is south facing and the house comprises of two rooms downstairs and living room and kitchen diner with large fireplace and staircase to two good size bedrooms and a third room ideal for a bathroom. Attached gardens (plot size 555m<sup>2</sup> inc footprint) with underground rain water storage tank , mains water runs just to the side gate of the house as does the mains. There

is electricity connected to the house. Just a little further down the lane is another peice of land of some 317m<sup>2</sup> this would have been an allotment, its a bonus to the property its well kept and subject to planning permission it could be built on if desired. Around the corner 5 min walk away theres another field of approx 2 acres which could also be purchased alongside. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within a 5 min drive of a town with all amenities 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, 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](mailto:agence.jsimmo@gmail.com) 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 39 500 euros dt 4500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 35 000 euros

# LE BIEN EN DETAIL

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**Reference** : 215JS16  
**Town** : CHASSENEUIL SUR BONNIEURE  
**Transaction** : Sales  
**Type of property** : House  
**Price Including charges** : €39 500  
**Property tax** : €268  
**Surface** : 110m<sup>2</sup>  
**Land** : 872m<sup>2</sup>  
**View** : South

**Living room** : 30m<sup>2</sup>  
**Number of rooms** : 4  
**Number of bedrooms** : 2



## DIAGNOSTICS DPE - GES

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**Not subject to DPE**

# LE BIEN EN PHOTOS





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