

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

HAI  
Price: €62 500 \*  
Honorary Award Excluded: €57 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Four Bedroom Village Home, Garage & Gardens, Plunge Pool, Amenities on foot & Popular Town Chasseneuil sur Bonnieure  
Closeby Situated on the edge of a little village 'St Claud' in the Charente which has most basic amenities including two bar restaurants, bakers, mini supermarket and basic amenities and is just 10min drive from popular towns such as Chasseneuil sur Bonnieure is the 4 bedrooms property with a generous 125m<sup>2</sup> of living space, immediately habitable and could be ideal for a family house or indeed someone wishing to do some B & B type activity; GROUND FLOOR -- Entrance hall, Living room of some 18m<sup>2</sup> open to a fitted kitchen area of 16m<sup>2</sup> access to covered terrace and the garden, second summer kitchen utility ideal for making the conserves. FIRST FLOOR -- Landing leading to two good sizeable bedrooms 15 and 17m<sup>2</sup> and a bathroom SECOND FLOOR -- Two further bedrooms of 9 and 11m<sup>2</sup> theres also a convertible loft area perhaps living room or further bedroom, window in place OUTSIDE -- An attached large garage of and attractive well maintained gardens even an old tiled plunge pool ! Gardens are all closed and theres a garage size wooden outbuilding in the back garden shed for tools etc Property is served by mains electricity, water and drainage also available a very recently fitted stairlift that has just been removed but can be re installed if of interest PRIX HONORAIRES D'AGENCE INCLUS : 62 500 euros dt 5 500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 57 000 euros

# LE BIEN EN DETAIL

Reference : 569JS16  
Town : Saint-Claud  
Transaction : Sales  
Type of property : House  
Price including charges : €62 500  
Property tax : €466  
Surface : 110 m<sup>2</sup>  
Land : 390 m<sup>2</sup>  
Construction : 1900

Number of rooms : 6  
Number of bedrooms : 4

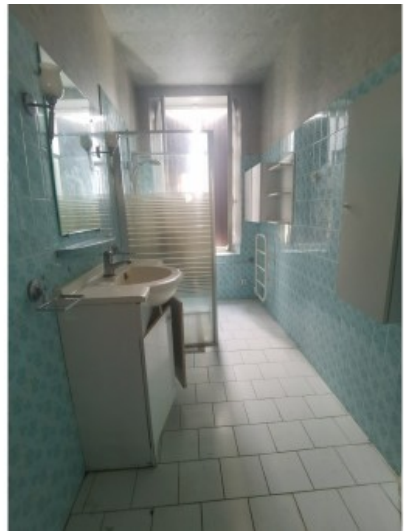


## DIAGNOSTICS DPE - GES

Not subject to DPE

## LE BIEN EN PHOTOS







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