

House - 54 m²
CELLEFROUIN

HAI
Price: €44 500 *
Honorary Award Excluded: €40 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

DETACHED STONE COUNTRY FARMHOUSE WITH OUTBUILDINGS 2/3 ACRE LAND, HABITABLE TO RENOVATE Classic country farmhouse with an attached garage open barn and further stone attached outbuilding and 2700m² of land to the rear, this property is immediately habitable and comprises of the following; GROUND FLOOR - Entrance Kitchen, living rooms with Godin woodburner, large bedroom, shower room and wc, utility and storage FIRST FLOOR - Further bedroom with a velux window - loft area OUTSIDE - Plot size 2700m² all enclosed, attached garage and open barn to the far left and a further outbuilding to restore completely and a very nice covered terrace to the rear, This property does need completely renovating whilst its habitable there are some broken tiles and velux windows leaking, electricity is old and more but it will make a lovely house with lots of potential for expansion Small peaceful hamlet near to village and close to towns such as Chasseneuil sur Bonnieure and Mansle in the Charente both popular towns with most amenities, nearest city Angouleme 30mins south and Limoges 45 mins to the east with regular budget flights to and from Uk and other destinations. Please contact us at J & S Immo for more details, English representative with two decades of experience in French 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-BONNIEUREJ&S IMMO ESTATE AGENTS PRIX HONORAIRES D'AGENCE INCLUS
: 44 500 euros dt FORFAIT 4500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 40 000 euros

LE BIEN EN DETAIL

Reference : 575JS16
Town : CELLEFROUIN
Transaction : Sales
Type of property : House
Price including charges : €44 500
Property tax : €400
Surface : 54 m²
Land : 2719 m²

Living room : 27 m²
Number of rooms : 3
Number of bedrooms : 1
Shower room : 1



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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