

House - 80 m<sup>2</sup>  
CELLEFROUIN

HAI  
Price: €85 500 \*  
Honorary Award Excluded: €80 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

INVESTMENT PROPERTY Country Property with an acre of Land and extensive outbuildings, to be leased back to Elderly Owner This property is in a peaceful position not far from a small village in the sunny Charente region, it comprises of the following; Farmhouse of 80m<sup>2</sup>, Entrance into kitchen, living room, two bedrooms, bathroom with wc, spacious loft ideal for conversion to further living space, utility and further attached outside kitchen with chimney for making the preserves Outbuildings include two spacious barns of approx 70 and 80 m<sup>2</sup> each, a spacious garage, an open barn and further outbuildings The current owner has reached an age whereby she would like to sell the property but stay as a tenant and pay a monthly rental of 400 euros a month on a contractual basis The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated close to a small village and within short drive to the bigger village of St Claud and town of Chasseneuil sur Bonnieure just 10 mins away with most local amenities, weekly markets , cinema and restaurants open all day 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 French and English representatives with nearly two decades of experience in property sales, we are an enthusiastic small 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 PRIX HONORAIRES  
D'AGENCE INCLUS : 85 500 euros dt 5 500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 80 000 euros

## LE BIEN EN DETAIL

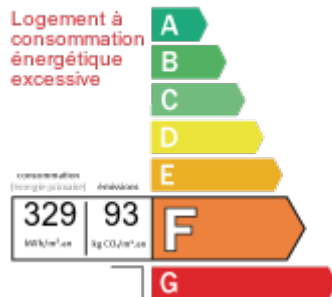
Reference : 576JS16  
Town : CELLEFROUIN  
Transaction : Sales  
Type of property : House  
Price Including charges : €85 500  
Surface : 80 m<sup>2</sup>  
Land : 4026 m<sup>2</sup>

Number of rooms : 3  
Number of bedrooms : 2  
Shower room : 1

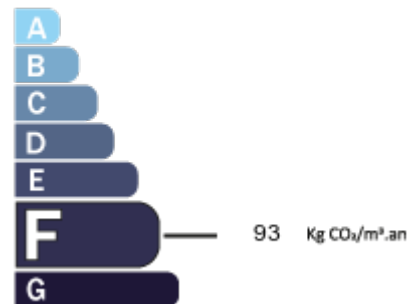


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 1970€ max. 2720€



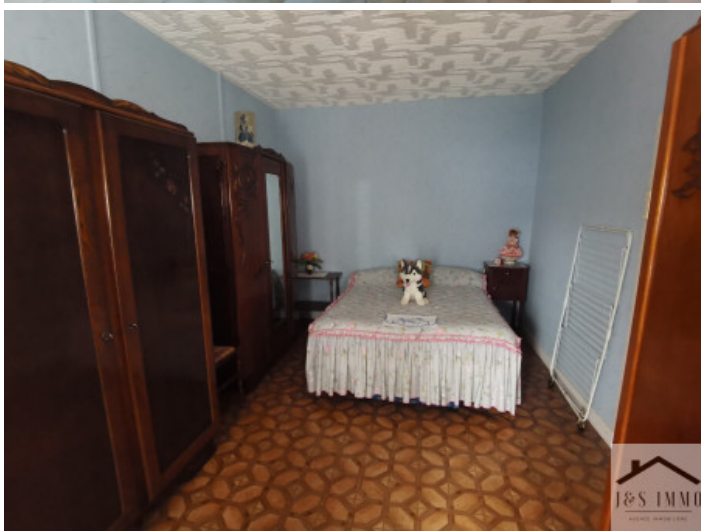
Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz à effet de serre



## LE BIEN EN PHOTOS









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