

House - 400 m²

Price: €499 200 *
Honorary Award Excluded: €480 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

End of lane property with several houses - gites, 21 hectares of land, swimming pool and no near neighbours. Stone property made up of several dwellings, outbuildings and swimming pool on 21 hectares of land and woodland, business and equestrian potential. Located in the sunny south Charente / Dordogne border, quiet with no close neighbours in an area of outstanding beauty LAND - 21 hectares (52 acres) including 12 hectares (30 acres) of meadow and 9 hectares (22 acres) of woodland. - Renovated main house of 200m2 with 4 bedrooms - Three further separate houses - Gîte with 1 bedroom and bathroom (to finish renovating) - Cottage with 2 bedrooms and each with its own bathroom - Gîte with 3 bedrooms and each with its own bathroom - Swimming pool 5 x 10 meters - Barn with old stables - 35m x 45m fully fenced open arena / sand school. -Garage - Private drive of 500m to access the property - Access to surrounding equestrian and hiking trails - Electricity / plumbing redone - Oil-fired central heating in 2 of the dwellings, electric radiators in the other 2. This is a rare find, and would suit those interested in a home with a potential attached income, be it equestrian, gite rentals or a combination of the two. Please enquire within for more information and to book a viewing J&S IMMO Aurore LATUILERIE - Agent Commercial - French and English Speaking - Tél.: 0033 (0)7 82 72 10 11 Email : aurore.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU : 0033 (0)5 45 68 05 50 PRIX HONORAIRES D'AGENCE INCLUS :

499200 euros dont 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 480000 euros

LE BIEN EN DETAIL

Reference: 596AL16 Town: Charras Transaction: Sales

Type of property: House

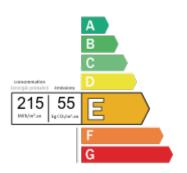
Price Including charges: €499 200 Surface: 400 m² Land: 210258 m² Number of rooms: 12 Number of bedrooms: 9

Bathroom: 8 Garage: yes



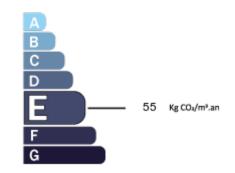
DIAGNOSTICS DPE-GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO2² / m² / year

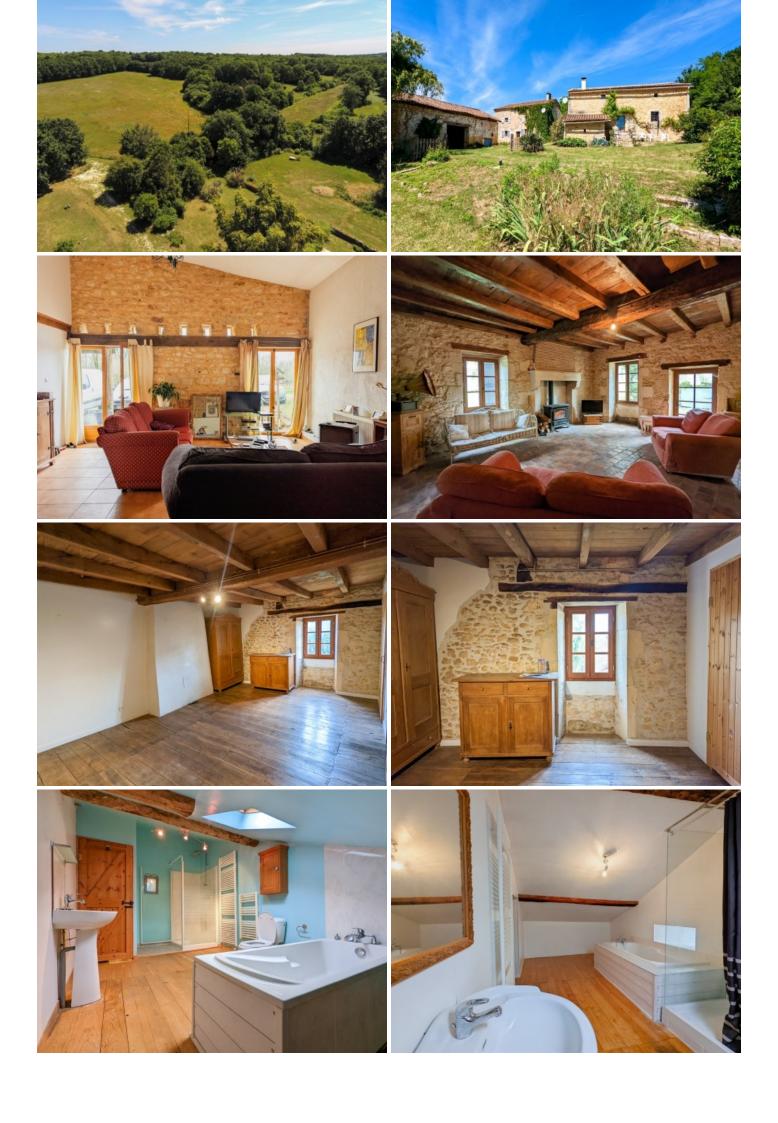
* Dont émissions de gaz
à effet de serre



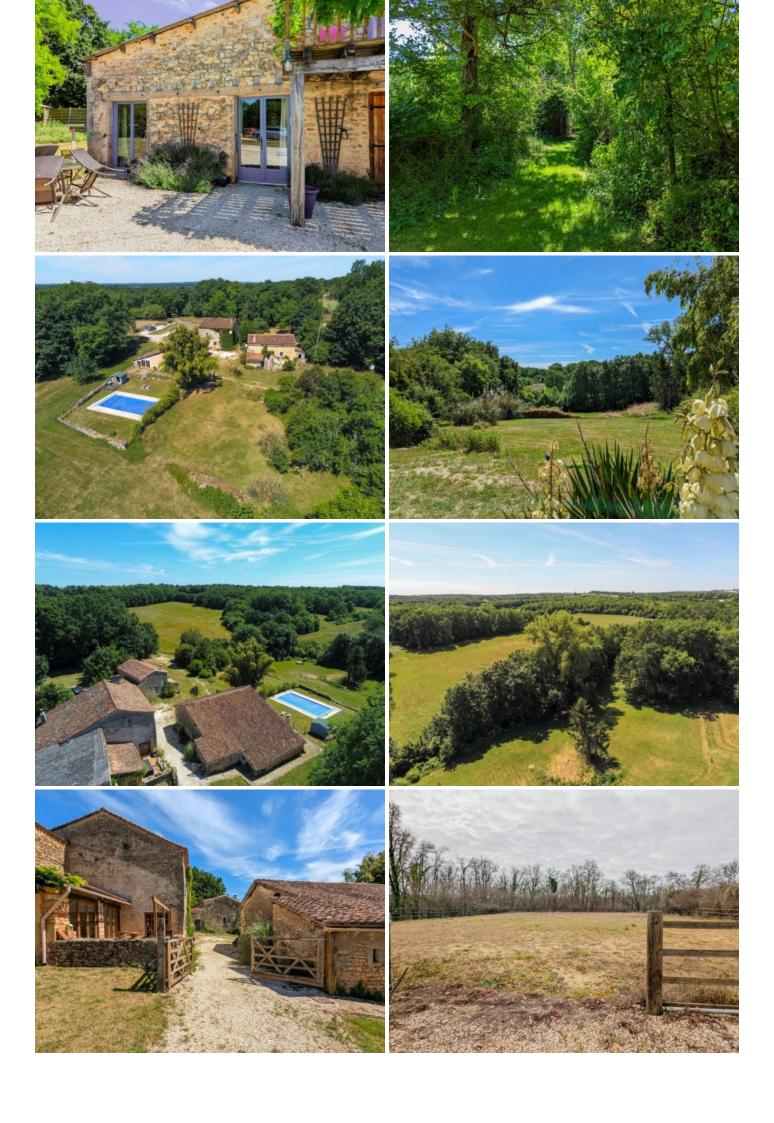
LE BIEN EN PHOTOS















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