

House - 67 m<sup>2</sup>
BEAULIEU SUR SONNETTE

Price: €85 500 \*

Honorary Award Excluded: €80 000

\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

DETACHED STONE FARMHOUSE WITH TWO BARNS AND 1.6 ACRES, ECO WOOD CENTRAL HEATING, CONFORMING FOSSE! Country farmhouse with attached barn to right, second detached barn and other outbuildings in 6700m² surrounding land These dont come up so often nowadays! South facing farmhouse to renovate approx, could soon be made habitable and comprises of living room some 27m², two bedrooms, bathroom and wc, and utility, loft area above, fosse septique drainage system conforms to the current guidelines, all this in the peaceful countryside of the north Charente! Double glazing and central heating by wood boiler which local oak and chestnut is still in abundance and affordable! Attached spacious barn some 120m² and further detached barn of 90m² and various other useful outbuildings This property is situated not far from the picturesque village of Beaulieu sur Sonnette in the north Charente region just 10mins or so from surrounding villages and towns with commerces and roughly 35 mins north of the capital city of Angouleme and 1 hr west of city of Limoges. An attractive proposition, please call or email us for a viewing 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: 629JS16

Town: BEAULIEU SUR SONNETTE

Transaction: Sales
Type of property: House

Price Including charges: €85 500

Property tax : €250 Surface : 67 m<sup>2</sup> Land : 6700 m<sup>2</sup> Number of rooms: 3 Number of bedrooms: 2



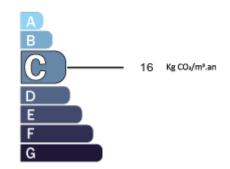
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year Coûts annuels estimés (2021) : mini. 1242€ max. 1680€



Greenhouse Gas Emissions in Kg CO2<sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz
à effet de serre



## LE BIEN EN PHOTOS











AGENCE IMMOBILIÈRE