

House - 300 m²
MONTEMBOEUF

HAI
Price: €260 000 *
Honorary Award Excluded: €250 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Large Country Stone Property With Second House, Barn, Great Views, 3.4 Acres Parkland Excellent situation for this 6 bedroom country property in superb surroundings, views over its own parkland gardens with above ground pool and second house to finish renovating, eco wood central heating, the property has a natural split so theres the possibility to generate income from the house and also a second house to be refurbished This property is very new to the market place having been in the same family for many years a very enviable location and offers a generous 300m² of living space and outbuildings including good size barn and comprises of the following, Central kitchen dining room with great views through patio doors over garden to the rear, second galley kitchen for the conserves etc to the side of the kitchen (could be made into one) going right in the main photo, cloakroom wc, bathroom with shower, then two rooms currently two spacious ground floor bedrooms (20 & 26m²) one with fireplace and woodburner and to the far right is an outbuilding wood store and boiler room. To the left of the central kitchen is the main living room a very spacious living room some 54m² with tall 3m ceilings and a magnificent open fireplace, several doors to outside front and rear, further reception room 43m² with fireplace and then a further summer room 22m² with access from both reception rooms and views to the rear garden and access to a covered terrace summer kitchen. Beautifully crafted staircase I beleive to be made of Elm to a spacious mezzanine landing through to four bedrooms all of a good size (13, 16, 18, 25m²) all being double aspect

and window seat in stone for each, dressing room of 6m² and a bathroom with wc of 9m². This property could be moved straight into but would benefit from a complete facelift but what a superb property in lovely surroundings. Outside pleasant parkland wooded gardens of around 14 000m² a second house cottage to restore 30m or so from the main house and its approx 50m² on ground floor with an upstairs to completely restore, this is attached to the one other neighbouring property thats currently a holiday home, theres also a good size stone barn approx 280m² that was re roofed not so long ago. The property is served by electricty mians water, a private individual drainage system and there are two wells. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France. The property is situated on the edge of a tiny peaceful village just few kilometres from the popular village Massignac a picturesque village wheres theres all the basics including a good a restaurant, general store, bakers, doctors, pharmacy and a few other shops in the village of the village and the areas well known for its associated activities, Fishing, Swimming, sailing and horse riding and more with beaches, restaurants and bars closeby, it is equidistant between cities of Angouleme and Limoges both about 35min - 45mins respectively and other towns such as Chabanais or La Rochefoucauld just 15 mins away and less than an hour from two popular airports offering discount flights to and from the UK and is an hour and half drive to Bordeaux. Please contact us at J&S Immo for more details, French company English representatives with two decades of experience in French property sales, we are an enthusiastic established agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 0033 (0) 5-45-68-05-50 BUREAU 0033 (0) 6-17-76-75-20 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 260 000 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 250 000euros

LE BIEN EN DETAIL

Reference : 866SH16
Town : MONTEMBOEUF
Transaction : Sales
Type of property : House
Price Including charges : €260 000
Surface : 300 m²
Land : 14000 m²

Living room : 50 m²
Number of rooms : 9
Number of bedrooms : 6
Bathroom : 1
Shower room : 1

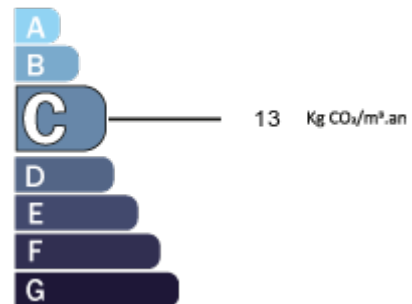


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 4050€ max. 5530€



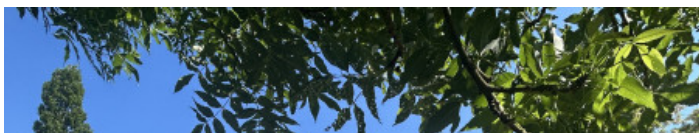
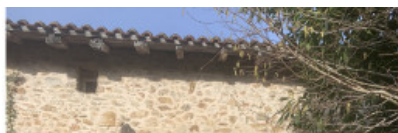
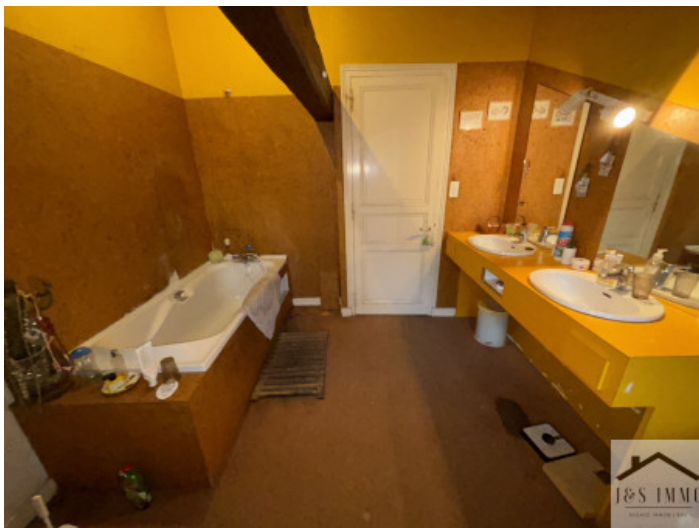
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS







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