

House - 173 m²

CHERVES CHATELARS

HAI

Price: €241 500 *

Honorary Award Excluded: €230 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Superb presentation for this Restored Classic village Charente house and barn not far from Chasseneuil sur Bonnieure Restored to perfection in the 1990's with architect 'Batiment de France' and it shows, this property is on the outskirts of the popular village Chasseneuil sur Bonnieure in the Charente region just half an hour north of the capital city Angouleme, This property has over 170m² of living space and comprises of the following; Entrance into covered veranda hallway through to living room of a generous 45m² with fireplace and double aspect doors and windows, fitted equipped kitchen diner, ground floor bedroom bathroom and separate wc, First floor superbly crafted staircase through to three good size bedrooms the main bedroom being double aspect with great views, bathroom and wc Outside we have barn with boiler room, utility room plenty of space for several cars , land to three sides of some 3200m² approximately , private gardens with excellent views Private individual drainage system fosse septique soon to be tested, central heating boiler condensing type from 2015 The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated in a picturesque village and within short drive to two local towns; Chasseneuil sur Bonnieure just 5 mins away with most local amenities, weekly markets , cinema and restaurants open all day and La Rochefoucauld a famous Chateau town 15mins away 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 : 241 500 euros dt Forfait 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 230 000 euros

LE BIEN EN DETAIL

Reference : 707JS16
Town : CHERVES CHATELARS
Transaction : Sales
Type of property : House
Price including charges : €241 500
Property tax : €956
Surface : 173 m²
Land : 3200 m²

Number of rooms : 6
Number of bedrooms : 4
Bathroom : 1
Shower room : 1

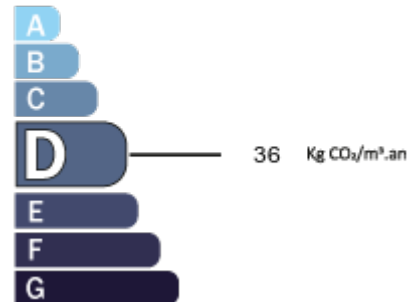


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 1940€ max. 2680€



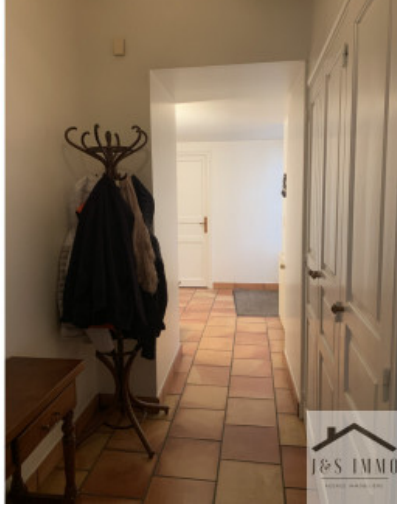
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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