

House - 125 m²

CHASSENEUIL SUR BONNIEURE

HAI

Price: €127 200 *

Honorary Award Excluded: €120 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Stone House and collection of barns, useful outbuildings and large garden close to popular town Chasseneuil sur Bonnieure
Detached Stone good size house to restore with a recent roof and mains drains connected central heating, private with southerly aspect and a interesting selection of outbuildings all in over an acre of land this property is a very welcome addition to our portfolio ! Beginning with the house a comfortable 130m² of living space comprising on the ground floor entrance and two good size living rooms, bathroom wc, First floor; Four bedrooms one of which would be ideal as a second bathroom and adjoining ensuite to the master bedroom, views to the south Central heating, double glazed on the ground floor and new shutters throughout Outbuildings to include two barns, open barns and more , all set in roughly 1.2 acres of mature gardens 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 village / hamlet enviroment within short drive to Chasseneuil sur Bonnieure just 5-10 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 We are obliged to Inform you about the risk elements in
the area of this and all of our proerties and this info is available on the government site below - Les informations sur les risques
auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr PRIX HONORAIRES D'AGENCE
INCLUS : 127 200 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 120 000 euros

LE BIEN EN DETAIL

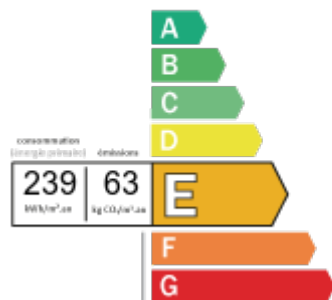
Reference : 765JS16
Town : CHASSENEUIL SUR BONNIEURE
Transaction : Sales
Type of property : House
Price including charges : €127 200
Property tax : €1 173
Surface : 125 m²
Land : 5295 m²

Number of rooms : 6
Number of bedrooms : 4
Nbr of terrace : 1

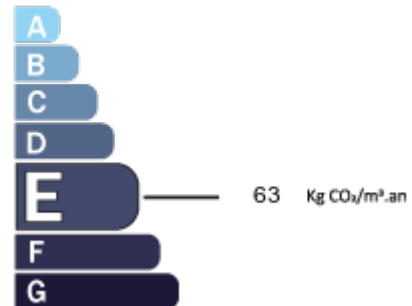


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 2290€ max. 3140€



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



LE BIEN EN PHOTOS







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