

House - 362 m²

CHASSENEUIL SUR BONNIEURE

HAI

Price: €399 000 *

Honorary Award Excluded: €383 654

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Fabulous Impressive Townhouse with Second House or Gite, Peacefully Situated, all local amenities on foot Edge of popular town Chasseneuil sur Bonnieure in the Charente region 25mins north of the city of Angouleme this impressive property built in the 1960's consists of two luxurious homes one of 240m² and the second adjoining house some 120m², both comprising of the following; Main House; 242 square meters (2600 sq foot) Impressive entrance hall with marble flooring and Italian borders, to the right through to vast living room dining room together some 61 m² with working fireplace, spacious kitchen - diner, through to utility, cloakroom and through to garage with door to rear garden and a room above. First floor; impressive staircase stone with wrought iron bannisters to two areas, an upstairs living room with bedroom and its own dressing room separate wc and shower room, then a second area through to three more bedrooms (or two with further cosy sitting room) with built in wardrobes and a bathroom and excellent views over the garden. Second attached house 120m², Equally impressive but with a completely different decor with a lovely warm ambiance, this house is accessible from the entrance hall of the main house from either upstairs or downstairs and also from an independent entrance side door bringing you into the hallway with impressive wooden crafted staircase, spacious living room of some 42m² with excellent outlook views and arched door to terraced gardens, fitted kitchen, small utility, separate wc with gas boiler, feature staircase through to landing and three good size bedrooms with wardrobes and

one with water closet, then a bathroom and a separate wc. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated practically within the town with most amenities inc cinema, swimming pool, stones throw from supermarkets, schools and doctors and five restaurants and all 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. Justine VIROULAUD et Simon HAMMER 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 : 399 000 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 383 654 euros

LE BIEN EN DETAIL

Reference : 777JS16
Town : CHASSENEUIL SUR BONNIEURE
Transaction : Sales
Type of property : House
Price including charges : €399 000
Property tax : €1 787
Surface : 362 m²
Land : 1264 m²

Living room : 61 m²
Number of rooms : 11
Number of bedrooms : 7
Bathroom : 2
Shower room : 1

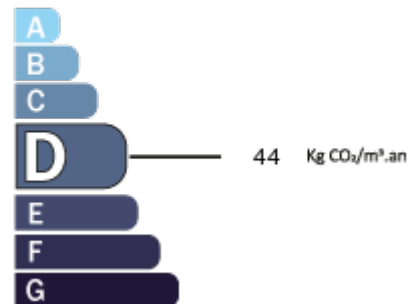


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 4760€ max. 6520€



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



LE BIEN EN PHOTOS







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