

House - 120 m²
SAINT-CLAUD

HAI
Price: €123 050 *
Honorary Award Excluded: €115 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Semi Detached Edge Village House with Large Garage, Garden and Outbuildings Edge of small peaceful Village of St Claud in the Charente Region with its basic amenities all on foot, this house fresh to the market it has 120m² of living space on offer and comprises of the following; GROUND FLOOR; Entrance hall through to Kitchen diner with good range of units electric oven and hob views over rear garden - semi open plan to spacious living room - Utility room through to rear garden - FIRST FLOOR; Landing and two very good sized bedrooms both with good outlook one to front and second to rear, bathroom with shower washbasin and wc SECOND FLOOR; Feature staircase to useful landing space with built in wardrobes and two further bedrooms perhaps for extra guests and further room overlooking rear garden into the attic space ideal for further room or second bathroom or hobby room. Attached large garage with storage above, further garage size outbuilding in rear garden and other small useful little outbuildings, covered terrace, also a water cistern under the rear terrace and a an old 'cave' cellar useful as wine store , workshop Within a short walking distance of a peaceful traditional French village with restaurants, bakers, a small supermarket, butchers and a weekly market. To find out more about the risk elements at this property and any others please ask us or take a look at Géorisques : www.georisques.gouv.fr J&S IMMO - SIMON HAMMER - Agent Commercial 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 00335-45-68-05-50 BUREAU 0033 617767520

PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 123 050 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX
NET VENDEUR: 115 000 euros

LE BIEN EN DETAIL

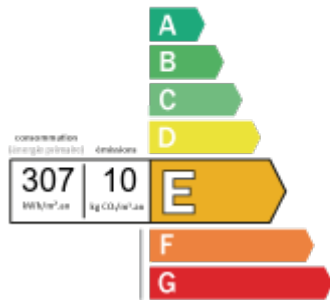
Reference : 780JS16
Town : Saint-Claud
Transaction : Sales
Type of property : House
Price including charges : €123 050
Surface : 120 m²
Land : 390 m²

Living room : no m²
Number of rooms : 5
Number of bedrooms : 4
Shower room : 1

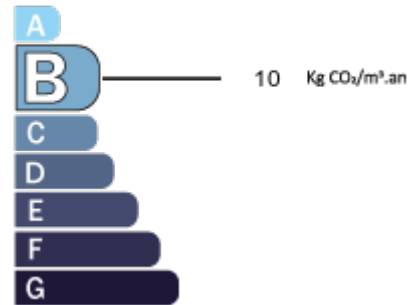


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 2130€ max. 2910€

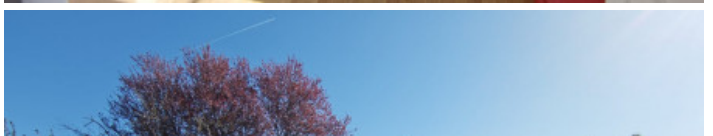
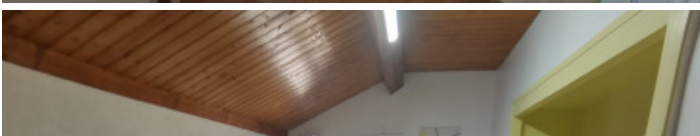


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS






J & S IMMO
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