

House - 270 m²
MONTEMBOEUF

HAI
Price: €199 500 *
Honorary Award Excluded: €190 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

BIG PRICE DROP ! Ancient 17th Century Presbytery Edge Village Manor House Peacefully situated in a village with basic amenities a short stroll away and just 10 mins from the popular 'Lacs de Haute Charente' this charming vast home is oozing with charm from its many original features and has surrounding walled in gardens and numerous possibilities and comprises of the following; **GROUND FLOOR** Superb entrance hall with through light to the rear garden and magnificent staircase - Dining room with fireplace and eco wood pellet burner - Further living room with wood burner - Large kitchen with fireplace and woodburner - Adjacent ancient original kitchen (partly renovated) which would have been the 'Boulangerie' baker with bread oven still in place and staircase large room under conversion - ground floor bathroom with wc - ground floor bedroom and sitting room with sink. **FIRST FLOOR** Magnificent staircase crafted in elm leading to four good size bedrooms two with fireplaces and woodburners and a bathroom with shower and wc. **SECOND FLOOR** Staircase continuing to second floor to convertible loft area in three parts and the old original chambre maids room Outside generous gardens to the front and rear 2600m² approximately 2/3 acre walled gardens and a garage Heating wood fired heating - Single and double glazed joinery - Mains drainage - Basic amenities on foot Situated in a small village and close to surrounding picturesque villages and towns in the region of the 'Lacs de Charente' not far from a small towns with most amenities such as Chasseneuil sur Bonnieure , La Rochefoucauld and approximately exquidistant

between cities of Angouleme and Limoges both about 35min - 45mins respectively Please contact us at J & S Immo for more details, English representative with nearly two decades of experience in property sales, we are an enthusiastic 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

LE BIEN EN DETAIL

Reference : 790SH16
Town : MONTEMBOEUF
Transaction : Sales
Type of property : House
Price including charges : €199 500
Property tax : €1 600
Surface : 270 m²
Land : 2600 m²

Living room : 33 m²
Number of rooms : 10
Number of bedrooms : 5
Bathroom : 1
Shower room : 1

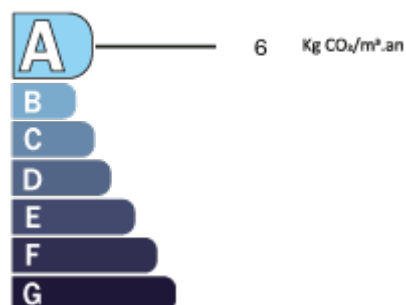


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 1940€ max. 2660€

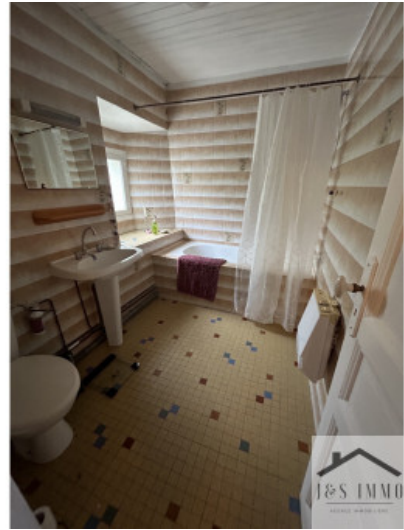


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







65 avenue de la république
16260 - CHASSENEUIL-SUR-BONNIEURE
Tél. 05 45 68 05 50