

House - 107 m²

CHABRAC

HAI

Price: €164 300 *

Honorary Award Excluded: €155 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Bungalow built 2010, ECO heating situated in nearly 3/4 acre North Charente Well situated bungalow not far from the popular towns of Confolens and Saint Junien 10 and 15mins away in the North Charente and Haute Vienne area of France, Large garden area of approx 3000m² This bungalow has a generous 107m² of living space and comprises of the following : Entrance into a spacious living room some 45m² with well equipped modern fitted kitchen and living room open plan with doors through to terrace and gardens Three bedrooms and a utility area and a fourth bedroom or office as required - Bathroom and separate wc Outside 2900m² plot all fenced and a garden shed for equipment ECO Heating by aerothermic heat pump and thermodynamic hot water tank all installed 2020 , mains drains connected Both Confolens and Chabanais are within easy reach of Chabrac where this property is situated, they are both attractive little towns both with the River Vienne passing through them, having most commerce's and just 10min drive away easy access to surrounding cities of Angouleme, Poitiers, Bordeaux and Limoges The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short walk to the centre of town of Chabanais a small town with pretty much everything and half an hour from the city of Limoges and 45 mins from Angouleme, Limoges airport offers discount flights to and from the Uk, please contact us at J & S Immo for more details, French company with English representatives 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 PRIX HONORAIRES
D'AGENCE INCLUS : 164 300 euros dt Forfait d'honoraires de 6% - à la charge de l'acquéreur - et price 155,000 euros price inc
agency fees 164 300 euros

LE BIEN EN DETAIL

Reference : 810JS16
Town : CHABRAC
Transaction : Sales
Type of property : House
Price including charges : €164 300
Surface : 107 m²
Land : 2900 m²

Number of rooms : 5
Number of bedrooms : 4
Shower room : 1

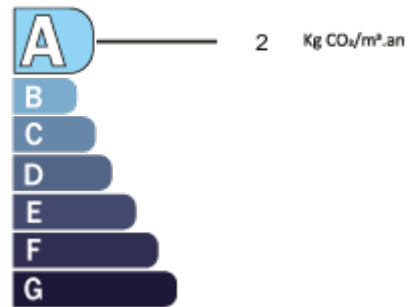


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 756€ max. 1024€



Greenhouse Gas Emissions in Kg CO₂ / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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