

House - 170 m<sup>2</sup>

TAPONNAT FLEURIGNAC

HAI

Price: €210 000 \*

Honorary Award Excluded: €200 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Stone house with large pool, garage and gardens in small village close to popular towns of La Rochefoucauld and Chasseneuil sur Bonniere Good size village house close to local amenities, excellent bakers and just 5 minutes from the picturesque town of La Rochefoucauld in the Charente region, this property has a comfortable 170m<sup>2</sup> of living space and a manageable 2300m<sup>2</sup> (just over half an acre) of mature well kept gardens. This property consists of the following; Electric gated tree lined driveway, good size independent garage to left hand side, parking area, Ground Floor; Entrance door to front of property a long hallway that leads to living room and kitchen independently and downstairs cloakroom, built in wardrobes and office area - large living room with fireplace, woodburner and French doors to terrace - adjacent kitchen well equipped with adjacent dining area, utility and patio doors to the outside with covered terrace and swimming pool - FIRST FLOOR - Four rooms in all 3 double bedrooms one with built in wardrobes and another with sink unit, great views over the garden - 4th bedroom or small sitting room with access to a raised terrace with great views - newly refitted bathroom with bath and separate shower and wc. Outside entirely fenced, there's the pool which is a chlorine pool and 11x5m in size - a covered terrace perfect for outside living - further up the garden past the pool is the vegetable garden and orchard A new addition to our portfolio and early viewings recommended The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated on the edge of a

small picturesque village and within short drive to two local towns; La Rochefoucauld just 5 mins away with most local amenities, weekly market and good selection of restaurants and just 15-20 mins from the capital city of Angouleme 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, over 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. SIMON HAMMER J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com) 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 210 000 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 200 000euros

## LE BIEN EN DETAIL

Reference : 932SH16  
Town : TAPONNAT FLEURIGNAC  
Transaction : Sales  
Type of property : House  
Price Including charges : €210 000  
Property tax : €1 600  
Surface : 170 m<sup>2</sup>  
Land : 2300 m<sup>2</sup>

Living room : 50 m<sup>2</sup>  
Number of rooms : 6  
Number of bedrooms : 3  
Bathroom : 1  
Nbr of terrace : 1

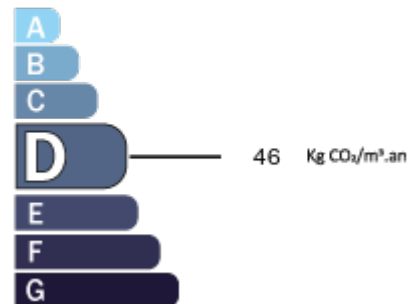


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 2600€ max. 3580€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS











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