

House - 286 m<sup>2</sup>

CHASSENEUIL SUR BONNIEURE

HAI

Price: €210 000 \*

Honorary Award Excluded: €200 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

15th Century Edge of popular town Spacious property with swimming pool, barn and outbuildings Substantial ancient property with vast rooms and character throughout, detached barn , extensive gardens with swimming pool and outbuildings. This property has 286m<sup>2</sup> of living space and comprises of; GROUND FLOOR ; Entrance into vast living room some 55m<sup>2</sup> with ancient fireplace and eco wood pellet burner - Second living room some 65m<sup>2</sup>, currently vast a billiard entertaining room with wood burner and staircase (1 of 3) to mezzanine cinema room which also leads through to the rest of the upsatirs - Spacious dining room with open fireplace and adjacent kitchen. Downstairs cloakroom wc FIRST FLOOR; One of three staircases brings you to the first floor with three very large bedrooms one with ensuite bathroom - second bathroom - separate wc Gardens attached to the property some 1700m<sup>2</sup> (just over 1/3 acre) of well kept private gardens with a detached stone barn of 120m<sup>2</sup> approximately and a selection of other useful outbuildings inc an open barn 'Chai' which would make a lovely covered terrace with adjacent little outbuildings perfect for a summer kitchen and a swimming pool to the west side of the property to have a refreshing dip and watch the sun go down ! Double glazing - Mains water - Mains électricity - mains drains - mains gas available - Heating by wood pellets , logs and electricity in the bedrooms & bathrooms . The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated of the town with most amenities inc cinema, swimming pool, supermarkets,

schools and doctors and 6 restaurants and all 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 English representatives with nearly two decades of experience in 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. To find out more about potential natural risks and technology in the area please see at site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) J&S IMMO - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com) English speaking agent Simon Hammer 0033 5-45-68-05-50 BUREAU 0033 617767520 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 210 000 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 200 000 euros

## LE BIEN EN DETAIL

Reference : 815SH16  
Town : CHASSENEUIL SUR BONNIEURE  
Transaction : Sales  
Type of property : House  
Price including charges : €210 000  
Property tax : €2 000  
Surface : 286 m<sup>2</sup>  
Land : 1700 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 3  
Bathroom : 1  
Shower room : 1

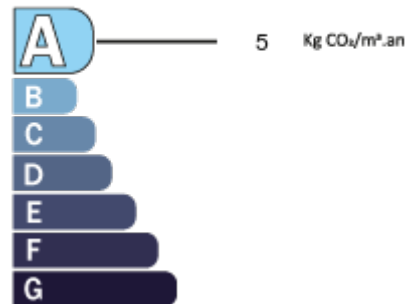


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 2070€ max. 2850€



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





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