

House - 111 m²
BEAULIEU SUR SONNETTE

HAI
Price: €85 500 *
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Ancient Stone French House on a Hill, Excellent Views, two garages, workshop space for family and friends Situated in a peaceful village in the north Charente this ancient stone cottage has a natural split so perhaps ideall suited to someone looking to do a bit of rental and for extended family. Its sat on the side of a hill south facing, it has attached elevated garden, eco heating, new double glazing lots of outbuildings and comprises of the following; Entrance into reception room currently used as an office - to the left it takes you into the garage and cave - to the right into the hallway with recently installed eco wood pellet burner - to the rear of the hallway through to a spacious light living room with ancient fireplace - through to bedroom and bathroom door to steps up to raised garden - Back to the central hallway open to kitchen with door back out to lane - two further rooms / bedrooms and a separate wc and then a further door to the outside Steps leading up to a very pleasant garden with covered terrace area ideal summer kitchen - attached garage, workshop and cave - further large garage and workshop - large room with fireplace in between garage and house ideal for making a studio, gite Beaulieu sur Sonnette is a tranquil little village in the north Charente region it is about 6 hrs drive down from the northern ports in France . The property is situated in a small village and within short drive to the bigger villages of St Claud and Champagne Mouton and town of Chasseneuil sur Bonnieure just 15 mins away with most local amenities, weekly markets , cinema and restaurants 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 with 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. 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 : 85 500 euros dt Forfait 5 500€ - à la charge de l'acquéreur - PRIX NET VENDEUR: 80 000 euros

LE BIEN EN DETAIL

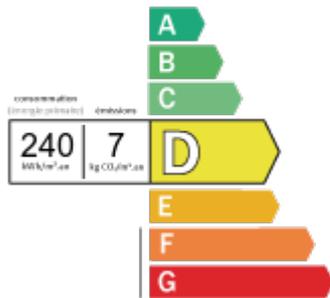
Reference : 831JS16
Town : BEAULIEU SUR SONNETTE
Transaction : Sales
Type of property : House
Price including charges : €85 500
Surface : 111 m²
Land : 675 m²

Number of rooms : 5
Number of bedrooms : 3

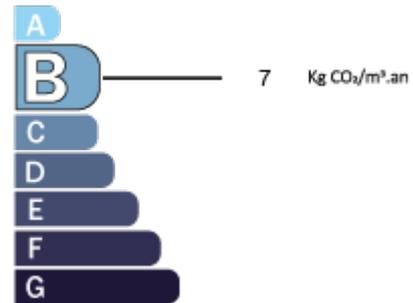


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 1270€ max. 1750€



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



LE BIEN EN PHOTOS






J&S IMMO
AGENCE IMMOBILIÈRE

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