

House - 135 m²
CELLEFROUIN

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



DESCRIPTION DU BIEN

REDUCED ! Detached Restored country home with Large barn and outbuildings in over an acre Character property with substantial well kept parkland garden, attached barn and further outbuildings. This recent addition to the market property has a good size living area and plenty of gite potential scope for expansion in very pleasant surroundings not far from the town of Chasseneuil sur Bonnieure in the Charente region Entrance into living room, very good size approx 40m² with ancient fireplace and woodburner, tiled floor and door to the rear terrace and gardens - adjacent large kitchen diner 27m² with good range of units through light to front courtyard and rear garden - First floor : Spacious landing to three bedrooms and large family bathroom; Master bedroom suite (tot 24m²) with feature doors to dressing room and ensuite bathroom with shower and wc - the two further bedrooms some 11, 16.5m². **OUTBUILDINGS** - Attached outbuildings to both sides Stone barn 160m² with concrete floor and mezzanine storage ideal for loading and /or for parking a camper or indeed to extend the house into or for creating gites - Attached to this barn in the far RHS of principal photo is an open hanger great for parking storage, stables or indeed conversion - To the other side of the property on the living room side is a further small ancient barn ideal for conversion if required **LAND / GARDENS** - Courtyard garden to the front rear and side some 5426m² approx 1.25 acres gardens and pastureland , great views and covered terrace summer kitchen to the rear Peaceful setting for this property, nearest towns Chasseneuil sur Bonnieure,

Confolens, La Rochefoucauld, Limoges airport 45 mins away Please contact us at J & S Immo for more details, English representative with two decades of experience in French 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. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email Simon Hammer agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 199 500 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 190 000 euros

LE BIEN EN DETAIL

Reference : 833SH16
Town : CELLEFROUIN
Transaction : Sales
Type of property : House
Price including charges : €199 500
Surface : 135 m²
Land : 5426 m²

Living room : 40 m²
Number of rooms : 5
Number of bedrooms : 3
Bathroom : 1
Shower room : 1

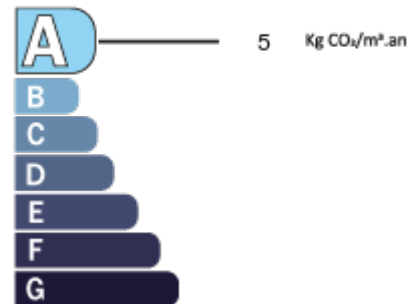


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 1390€ max. 1940€

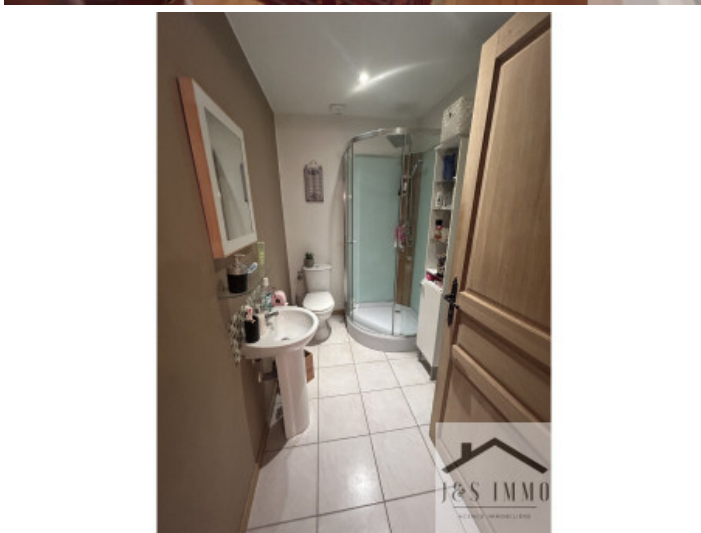


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS







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