

House - 206 m<sup>2</sup>

CHASSENEUIL SUR BONNIEURE

HAI

Price: €107 000 \*

Honorary Award Excluded: €100 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

LARGE VILLAGE HOUSE WITH GARAGE AND GARDEN LARGE VILLAGE HOUSE WITH SHOP, GARAGE AND GARDEN, AMENTIES CLOSEBY Located near the center of Chasseneuil-Sur-Bonnieure with all shops and services, this townhouse with an old shop and house with terrace; Separate entrance into the house part comprising of; Living room with water, Office, second reception room with sink, Bathroom - Old shop, Toilet could be let - First Floor; Landing, Dining room, Separate kitchen, further recetion room - Living room, 2 Bedrooms with built in wardrobes - Bathroom with toilet and Terrace offering a nice view of the garden - Attic on the second floor offering scope for conversion Outside, pleasant garden with mature trees and access to the rear - covered terrace - garage with laundry room and room which was used lived in before so ,potential for gite rental Single glazed - Mains drains 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 J&S IMMO - YOUR LOCAL AGENCY - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 0033 (0)5-45-68-05-50 OFFICE 0033 (0) 617767520 MOBILE PRIX HONORAIRES D'AGENCE INCLUS : 107 000 euros dt 7.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 100 000 euros

## LE BIEN EN DETAIL

Reference : 840JS16  
Town : CHASSENEUIL SUR BONNIEURE  
Transaction : Sales  
Type of property : House  
Price Including charges : €107 000  
Property tax : €2 800  
Surface : 206 m<sup>2</sup>  
Land : 1100 m<sup>2</sup>

Number of rooms : 9  
Number of bedrooms : 2  
Bathroom : 2



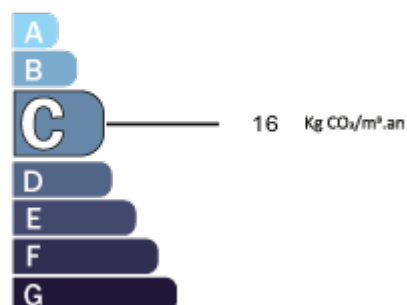
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



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