

House - 240 m<sup>2</sup>

SAINT-MARY

HAI

Price: €295 000 \*

Honorary Award Excluded: €283 653

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Restored Country edge village this 4 bedroom, 4 bathroom stone property with attached barn Tastefully restored character property situated down a small country lane in the commune of St Mary in the popular sunny Charente region. This property has 240m<sup>2</sup> of living space and comprises of the following. GROUND FLOOR - Entrance hall into living room, cloakroom with wc and washandbasin - to the right an immense living room some 83m<sup>2</sup> with stone floor and underfloor heating, fireplace with possibility to install a working woodstove or pellet burner - To the left a large country kitchen with stone walls fireplace with woodburner, clay tomette quarry tiles laid on insulated floor, modern kitchen with handmade island, stable door out to garden out to covered terrace /summer kitchen - adjacent second utility. FIRST FLOOR - Superb crafted staircase and mezzanine - to the left the master bedroom suite with ensuite bathroom with shower and wc - second room again a good size bedroom and a separate bathroom with bath and shower - walk around the mezzanine to the guest suite above living room, two bedrooms both with their own ensuite bathrooms both shower and wc - OUTSIDE - attached barn of approximately 100m<sup>2</sup> ideal for hobby storage and garage - views over approximately half an acre 1800m<sup>2</sup> plot size - walled top garden with second gated entrance The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated not far from a picturesque village with basic amenities and within short drive to two local towns; Chasseneuil sur Bonnieure just 10 mins away

with most local amenities, weekly markets , cinema and restaurants and La Rochefoucauld a famous Chateau town also 10mins away 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. 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 (0)617767520 PORTABLE

## LE BIEN EN DETAIL

Reference : 858SH16  
Town : Saint-Mary  
Transaction : Sales  
Type of property : House  
Price Including charges : €295 000  
Property tax : €1 900  
Surface : 240 m<sup>2</sup>  
Land : 1800 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 4  
Bathroom : 1  
Shower room : 3

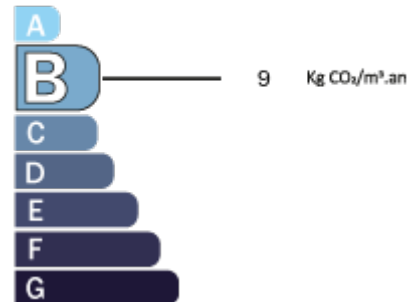


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 4760€ max. 6490€



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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