

House - 282 m²

AGRIS

HAI

Price: €380 000 *

Honorary Award Excluded: €365 384

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Character Spacious house and two holiday cottages, 2.7 Acres parkland gardens, stroll from picturesque village and bar restaurant Located in a quiet environment, stroll 400 yards to picturesque village with bar restaurant and less than 10 minutes from La Rochefoucauld a château market town with all amenities, this new to the market property has a total of 282m² of living space over 3 independent houses, it has been let successfully and is on 2.7 acres of of well kept parkland garden and offers the following; - Main house of 144m², Ground floor: Fitted kitchen-diner, living room, dining room, pantry and WC - Upstairs: Landing, 4 Bedrooms, bathroom and WC - Gîte n°1 , détached from main house with a living area of 64m² comprising on the ground floor: Fitted Kitchen, Living room, bedroom with shower room and WC - Upstairs: Second bedroom with shower room and WC - Gîte n°2 , Detached on the other side of the courtyard all on one level with a surface area of 73m² comprising: Fitted kitchen, Living room, 2 Bedrooms, Shower room and WC, two adjoining small barns , workshop and large pub games room ! Outside: 2.7 acres of parkland gardens of adjoining land with swimming pool, games room, Mains drains - Single glazed and double glazed joinery - Gas central heating (for the main house and gîte n°2) and electric (gîte n°1) and wood stove in each property The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated on the edge of a small village and close to the market town of La Rochefoucauld with most amenities inc 3 supermarkets, schools ,doctors,

hospital and several restaurants and all less than an hour from two popular airports offering discount flights to and from the UK and is an hour and half drive to Bordeaux. Please contact us at J&S Immo for more details, French company English representatives with over two decades of experience in French 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. SIMON HAMMER - AGENT COMMERCIAL J&S IMMO - VOTRE AGENCE DE PROXIMITÉ 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com 0033 (0) 5-45-68-05-50 BUREAU 0033 (0) 6-17-76-75-20 PORTABLE PRIX HONORAIRES D'AGENCE INCLUS : 380 000 euros TTC dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 365 384 euros TTC

LE BIEN EN DETAIL

Reference : 861SH16
Town : AGRIS
Transaction : Sales
Type of property : House
Price Including charges : €380 000
Surface : 282 m²
Land : 10000 m²

Number of rooms : 12
Number of bedrooms : 8

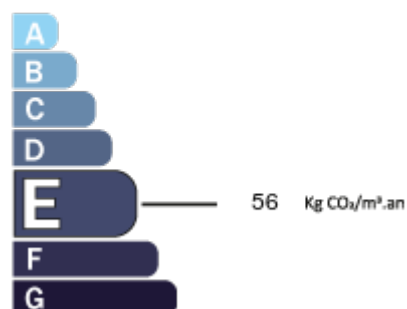


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 9340€ max. 12750€



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

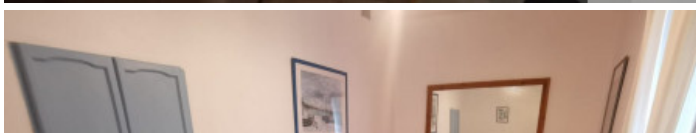
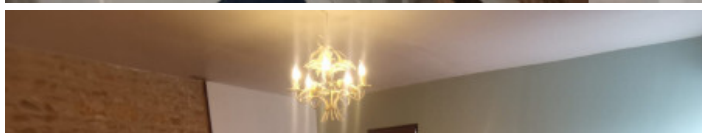


LE BIEN EN PHOTOS









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