

House - 80 m<sup>2</sup>

SAINT-MARY

HAI

Price: €85 000 \*

Honorary Award Excluded: €79 500

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Interesting Collection of Stone Houses and Outbuildings to Renovate Very good size detached house with recent roof and repointed stone work ready for you put your stamp on Surrounding outbuildings to include barns, stables, hangers and two old cottages its quite rare now to find a complete group of stone buildings in the original condition not having been spoilt in any way and ripe for restoration, not isolated yet not having neighbours too closeby either. House comprises of large open plan room on the ground floor, second floor large open space with clearance and openings already in place for 3 or 4 bedrooms. Really good selection of outbuildings barns, préau (semi open barn) very practical, some lovely old stables and what was a forge, two cottages that might make gites, with land behind the outbuildings too the choice is yours all within 3500m<sup>2</sup> of land (3/4 of an acre) short drive to villages and towns and just 25 min the Charente capital city Angouleme Roof on the main house has been done as has all the stonework re pointed on the house . Water and electricity, bathrooms and drainage all to be done, we are able to help with the technical applications for you. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within a short drive to a town with most local amenities 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 English representatives with 20yrs + experience in French property sales & renovations, we are an enthusiastic established company 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 0044 7902181489 Email [agence.jsimmo@gmail.com](mailto:agence.jsimmo@gmail.com)  
65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 85 000  
euros dt Forfait 5 500 € d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 79 500 euros

## LE BIEN EN DETAIL

Reference : 869SH16  
Town : Saint-Mary  
Transaction : Sales  
Type of property : House  
Price Including charges : €85 000  
Surface : 80 m<sup>2</sup>  
Land : 3500 m<sup>2</sup>

Number of rooms : 3  
Number of bedrooms : 1



## DIAGNOSTICS DPE - GES

Not subject to DPE

## LE BIEN EN PHOTOS





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