



House - 146 m<sup>2</sup>

CHERVES CHATELARS

HAI

Price: €127 200 \*

Honorary Award Excluded: €120 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Detached village house, great views overlooking the green, large basement with apartment and garage ECO Solar Spacious Detached village house with excellent views and separate apartment in a picturesque village called Cherves Chatelars close to the town of Chasseneuil sur Bonnieure. Gardens all around and large garage and just a stones throw from local boulangerie and popular restaurant Impressive hallway steps up to living area, spacious Kitchen-diner , reception room, living room with , three bedrooms all of a good size two of which have built in wardrobes and balconies. Down to the basement apartment (37m<sup>2</sup>) with its own access , currently two rooms and a bathroom and separate wc. further two rooms storage room and a boiler room housing the new solar equipment and boiler, spacious garage for two cars some 38m<sup>2</sup> The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated in a picturesque village and within short drive to two local towns; Chasseneuil sur Bonnieure just 5 mins away with most local amenities, weekly markets , cinema and restaurants open all day and La Rochefoucauld a famous Chateau town 15mins 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. J&S IMMO ESTATE AGENTS TEL OFFICE 0033

(0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 127 200 euros dt Forfait 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 120 000 euros

## LE BIEN EN DETAIL

Reference : 874JS16  
Town : CHERVES CHATELARS  
Transaction : Sales  
Type of property : House  
Price including charges : €127 200  
Property tax : €890  
Surface : 146 m<sup>2</sup>  
Land : 500 m<sup>2</sup>  
Construction : 1969

Number of rooms : 7  
Number of bedrooms : 4  
Bathroom : 1  
Shower room : 1



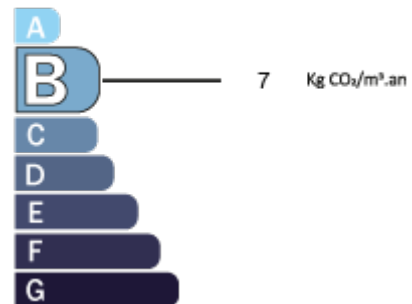
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 2080€ max. 2870€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

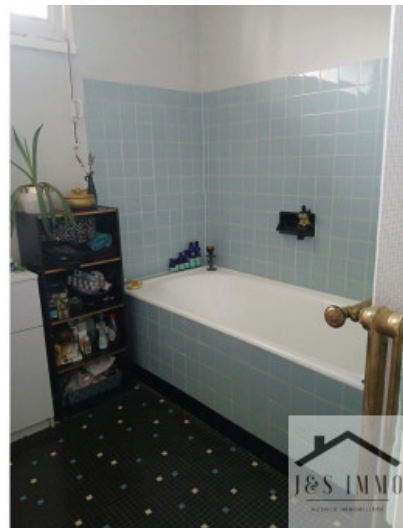
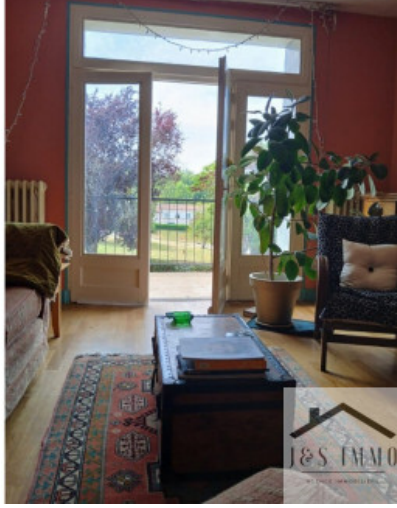
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS











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