

House - 156 m²

CHASSENEUIL SUR BONNIEURE

HAI

Price: €169 600 *

Honorary Award Excluded: €160 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Spacious Home on the Edge of popular Charente town with second little house, barn, workshop and well kept established gardens This property has a lot to offer and has been very lovingly cared for, extended over the passed 20 + years by current owners, not only to have the finely tuned it to their needs but have also made some substantial improvements including recent new roof over main house and also with energy in mind with recent eco boiler, insulation and even a jacuzzi and a sauna ! Habitable space of some 156m² split into two. Entrance into main house all on one level comprising of entrance hall - Sitting room - large kitchen diner with fireplace - conservatory with views over the garden - Master bedroom with ensuite bathroom - Second bedroom - Second bathroom with bath - separate wc Outside a covered terrace summer kitchen takes you through to a second very large kitchen diner living room with a bathroom with shower and wc and a sauna - Also adjacent to the summer kitchen is a further room could be a little sitting room or utility depending on requirements - staircase to a further bedroom great for passing guests or to perhaps do some gite rental Outside well kept extensive mature gardens with several useful outbuildings and barn at the bottom of the garden great garage space and workshop / storage The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated just on the edge of the town five minutes from centre, a small quiet town but with most amenities inc cinema, swimming pool, supermarkets, schools and doctors and many

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 20yrs + 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 - VOTRE AGENCE DE PROXIMITÉ - 65, Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email 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 : 880JS16
Town : CHASSENEUIL SUR BONNIEURE
Transaction : Sales
Type of property : House
Price including charges : €169 600
Surface : 156 m²
Land : 1800 m²

Number of rooms : 6
Number of bedrooms : 3
Bathroom : 1
Shower room : 2
Nbr of terrace : 1

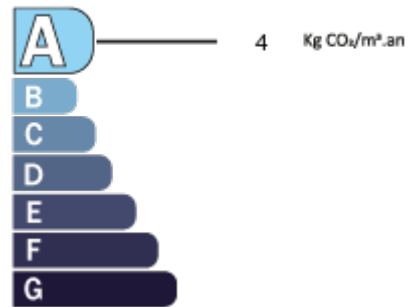


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 1800€ max. 2480€



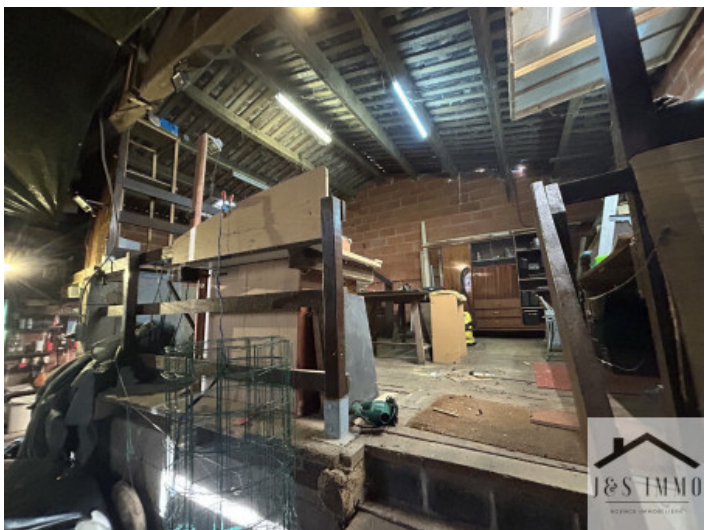
Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS









65 avenue de la république
16260 - CHASSENEUIL-SUR-BONNIEURE
Tél. 05 45 68 05 50