

House - 114 m<sup>2</sup>  
SAINT-CLAUD

HAI  
Price: €148 400 \*  
Honorary Award Excluded: €140 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Detached Country Stone Cottage and Outbuildings, Hamlet not far from Popular Town Lovely character detached three bedroom cottage all on one level with gardens all around the property, away from any busy roads or nuisances, adjacent stone outbuilding to restore all set in very peaceful surroundings in a hamlet of about 10 houses in the northern Charente region just 10 min north of the popular town of Chasseneuil sur Bonnieure This property has a generous 114m<sup>2</sup> of living space all on one level and comprises of the following; Entrance hall - Kitchen 18m<sup>2</sup> with fitted units and range cooker for heating - living room of 24m<sup>2</sup> with fireplace - second kitchen utility - three double bedrooms of a generous 10, 11 & 16m<sup>2</sup> - Shower room and separate wc. OUTSIDE - Gardens of some 2600m<sup>2</sup> (2/3 of an acre) nice mature garden mainly laid to lawn with little bit of scrubland a secret garden with a stone outbuilding within once an old cottage and barn now requiring complete renovation Mainly secondary glazed and one double glazed windows - Heating by ECO heat pump and the wood fired range Drainage by fosse septique system Early Viewings highly recommended 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 5 mins from village St Claud and 10 minutes drive from centre, a small quiet town but with most amenities including a weekly market, 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](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 : 877SH16  
Town : Saint-Claud  
Transaction : Sales  
Type of property : House  
Price including charges : €148 400  
Property tax : €850  
Surface : 114 m<sup>2</sup>  
Land : 2900 m<sup>2</sup>

Number of rooms : 4  
Number of bedrooms : 3  
Shower room : 1  
Nbr of terrace : 1

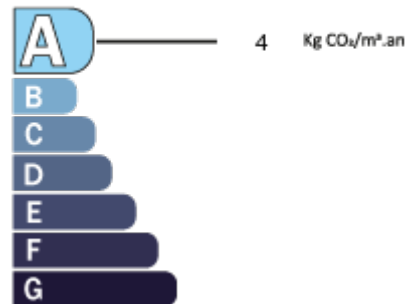


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1190€ max. 1660€



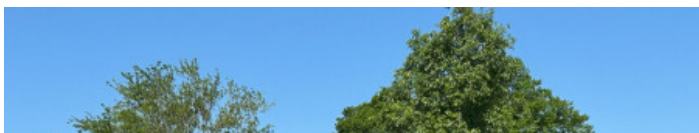
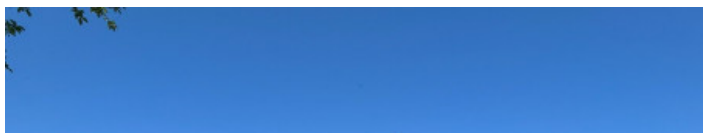
Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS







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