

House - 151 m<sup>2</sup>

CHASSENEUIL SUR BONNIEURE

HAI

Price: €280 800 \*

Honorary Award Excluded: €270 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Modern bungalow from 2013 with large garage close to market town Chasseneuil sur Bonnieure Bungalow 3 bedroom close to town with approximately 150m<sup>2</sup> of living space and a tiled garage of 60 m<sup>2</sup> , this bungalow is peacefully situated in a residential area just 5 mins from town with amenities and comprises of the following; Entrance hall through to vast living room with wood burner - Kitchen well fitted good range of units - covered terrace set up for outside living - Three good size bedrooms inc main bedroom with ensuite bathroom - second family bathroom - huge tiled garage and an office Fully double glazed - Eco underfloor heating - Plenty of built in wardrobe space - Huge garage - Envious 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 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 PRICE BREAKDOWN 280 800 euros inc agency fees at 4% , Notaires fees on top

## LE BIEN EN DETAIL

Reference : 883JS16  
Town : CHASSENEUIL SUR BONNIEURE  
Transaction : Sales  
Type of property : House  
Price Including charges : €280 800  
Property tax : €1 284  
Surface : 151 m<sup>2</sup>  
Land : 1700 m<sup>2</sup>  
Construction : 2013

Number of rooms : 5  
Number of bedrooms : 3  
Shower room : 2



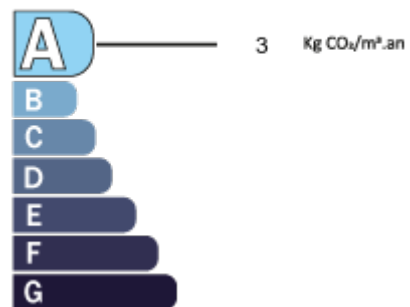
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1200€ max. 1690€



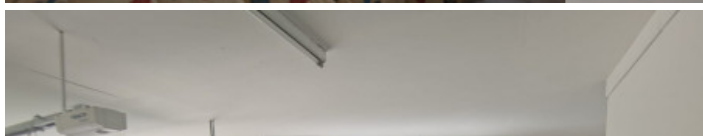
Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS





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