

House - 218 m<sup>2</sup>

CHASSENEUIL SUR BONNIEURE

HAI

Price: €399 950 \*

Honorary Award Excluded: €384 567

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Luxurious Edge of town house 218m<sup>2</sup> Just renovated, Eco heating, Huge garage in 2/3 Acre Parkland Gardens This property has a generous 218m<sup>2</sup> of living space and comprises of the following; Impressive entrance hall - living room with fireplace through to covered verandah conservatory - semi open plan to kitchen with views to rear of the property - three good size bedrooms - large bathroom with bath and shower all recently replaced - separate cloakroom wc - FIRST FLOOR ; To a further what could be a separate apartment, hobby room or master bedroom nicely finished into the roof space , living room / bedroom with bathroom and wc - access to either side of the house very well insulated loft area GROUND FLOOR BASEMENT ; Huge garage area - boiler room utility housing the the recent central heating heat pump system - Bedroom ideal for the hotter months of the year - bathroom and summer kitchen GARDEN - Surrounding gardens mature parkland 2600m<sup>2</sup> (2/3 of an acre approx) and some useful outbuildings This property has an excellent B rating which rates the quality of the renovation and type of heating system and it is fully double glazed The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated on the edge of the town ten minutes walk 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 PRIX HONORAIRES D'AGENCE INCLUS : 399 950 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 384,567 euros (399,950 euros inc agency fees)

## LE BIEN EN DETAIL

Reference : 884SH16  
Town : CHASSENEUIL SUR BONNIEURE  
Transaction : Sales  
Type of property : House  
Price Including charges : €399 950  
Property tax : €1 900  
Surface : 218 m<sup>2</sup>  
Land : 2600 m<sup>2</sup>

Number of rooms : 6  
Number of bedrooms : 4  
Bathroom : 2

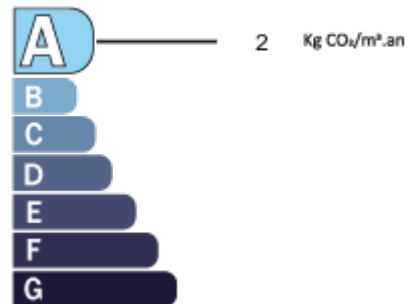


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2021) :  
mini. 949€ max. 1283€



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