

House - 133 m²

CHASSENEUIL SUR BONNIEURE

HAI

Price: €83 500 *

Honorary Award Excluded: €78 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Old Character stone house and lovely barn, quiet hamlet central heating close to town Peaceful good size home on the edge of popular Charente town with barn & workshop, attached garden and allotment just stones throw away; This property has a lot to offer and has been well cared for, extended over the years , live on one level with extra space for guests and family , now time for someone else to take over Habitable space of some 127m² comprising of the following ; Entrance into spacious living room of some 34m² with a mezzanine - Two good size bedrooms on the ground floor - bathroom - seperate wc - Through to kitchen diner opening out to the little rear garden and the front courtyard - Further room - Barn of 85m² very handy big doors to rear - attached courtyard garden and around the corner literally stone throw away a second garden which would have been the allotment with little potting shed ! Independent drainage - Central heating oil fired - 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 PRIX HONORAIRES D'AGENCE INCLUS : 83 500 euros dt 5500€ d'honoraires - à la charge de l'acquéreur - PRIX
NET VENDEUR: 78 000 euros - Price net vendor 78,000 euros , 83,500 euros with agency fees plus notaires fees

LE BIEN EN DETAIL

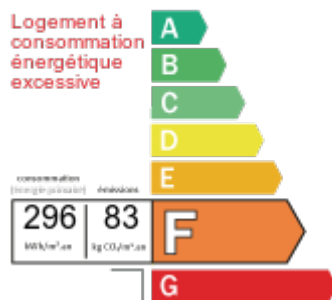
Reference : 889JS16
Town : CHASSENEUIL SUR BONNIEURE
Transaction : Sales
Type of property : House
Price Including charges : €83 500
Property tax : €444
Surface : 133 m²
Land : 730 m²

Number of rooms : 4
Number of bedrooms : 2
Shower room : 2

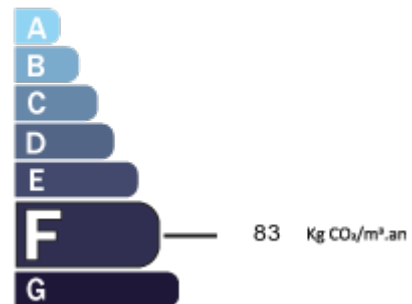


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 4770€ max. 6490€



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