

House - 133 m<sup>2</sup>
CHASSENEUIL SUR BONNIEURE

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 m<sup>2</sup> Land : 730 m<sup>2</sup> Number of rooms: 4 Number of bedrooms: 2 Shower room: 2



## DIAGNOSTICS DPE - GES

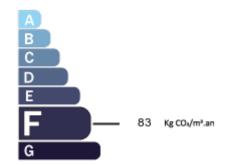
Energy consumption in KWh/m² / year Coûts annuels estimés (2022) : mini. 4770€ max. 6490€



Greenhouse Gas Emissions in Kg CO2<sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz

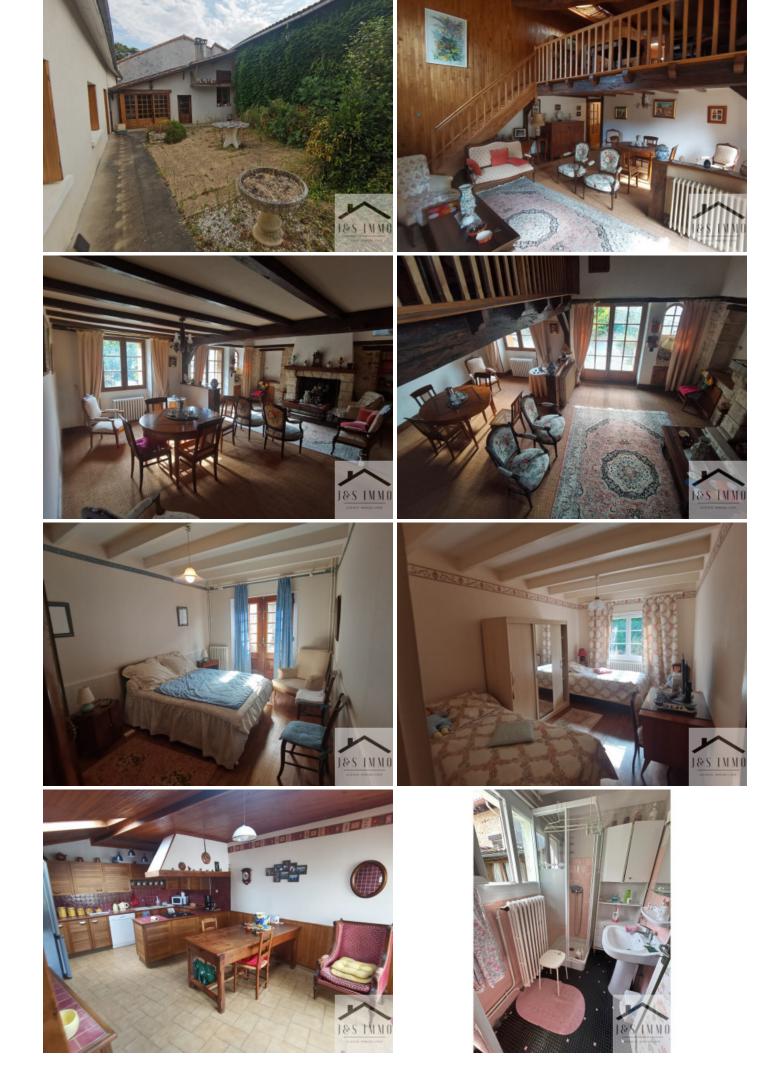
à effet de serre



## LE BIEN EN PHOTOS















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