

House - 88 m²

CHASSENEUIL SUR BONNIEURE

HAI

Price: €107 000 *

Honorary Award Excluded: €100 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Stone house and outbuildings in enviable location close to the popular town of Chasseneuil sur Bonnieure Quite rare to find now in this peaceful sought after location, conveniently close to the town, with a driveway and in the middle of its plot with driveway and surrounding established gardens. The property benefits from fairly recent double glazing , central heating and recent conforming drainage, an attached garage / barn and further sensible sized outbuilding and plenty of scope for expansion upstairs if required The house has approximately 90m² of living space on the ground floor and its all to be done up and currently comprises of four rooms, Kitchen diner - living room - two bedrooms and a bathroom WC with large modern shower - Staircase to loft area size of the whole property with windows in place ideal for three further bedrooms and a bathroom if required Outside largely fenced with extensive mature garden and useful outbuilding attached barn / garage great garage space and workshop / storage and further stone outbuilding which if modified could be used as further double garage 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

LE BIEN EN DETAIL

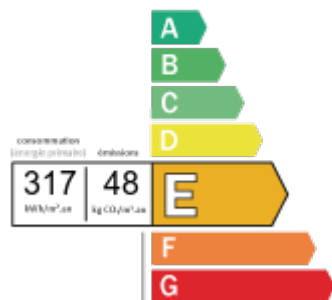
Reference : 894JS16
Town : CHASSENEUIL SUR BONNIEURE
Transaction : Sales
Type of property : House
Price Including charges : €107 000
Property tax : €647
Surface : 88 m²
Land : 1700 m²

Number of rooms : 3
Number of bedrooms : 1
Shower room : 1

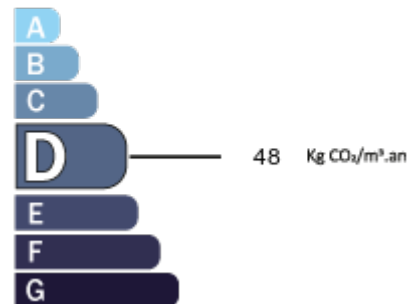


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2024) :
mini. 2040€ max. 2810€

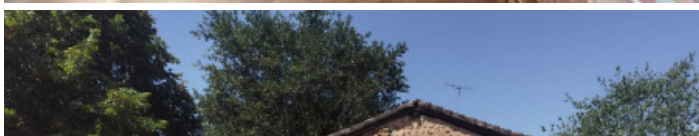
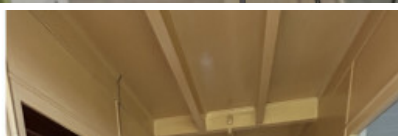


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS





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