

House - 225 m²
LES PINS

HAI
Price: €169 600 *
Honorary Award Excluded: €160 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

LARGE FAMILY HOUSE & GITE WITH SWIMMING POOL AND BARN Situated in a peaceful hamlet, in the countryside, and 10 minutes from Chasseneuil with all amenities. This spacious detached property offers numerous possibilities and has previously been let part of as a gîte as it has a generous 225m² of living space on a plot of 3,500m² with a swimming pool, barns, and outbuildings. **GROUND FLOOR** It includes an entrance into a ground floor living area of 47m² with a fitted kitchen, a lounge with a wood burner, a bedroom with a bathroom and toilet, to the left of this living room access to the workshop and cave area **FIRST FLOOR**- On the first floor accessed either by staircase or independently from the top garden by a bridge ! This is what makes this property very flexible in terms of additional living space and comprises of the following ; Entrance from bridge top garden level - Living room with feature stove actually powered by an independent gas tank - Adjacent second kitchen - 3 bedrooms in total, the master bedroom with adjacent bathroom 'accessed from the bedroom of the hall - another good size bedroom - then a further very good size bedroom and its own bathroom with bath and wc Possibility to divide this property to create a gîte **Outside:** Really good selection of outbuildings either side attached to the house (workshop, storage room, cellar) and attached barn with recent roof - 2nd open barn very practical for parking, further outbuildings - Swimming pool with covered terrace - well kept surrounding gardens of 3500m² (3/4 acre) with fruit trees and open areas for games and raised vegetable gardens Central heating - Gas and

wood stoves - Reversible air conditioning - Single and double glazing - Individual drainage system The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated not far from a picturesque village with basic amenities and within short drive to two local towns; Chasseneuil sur Bonnieure just 10 mins away with most local amenities, weekly markets , cinema and restaurants and La Rochefoucauld a famous Chateau town also 10mins away and 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 with French and English representatives with over two decades of experience in property sales, we are an enthusiastic small 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 : 169 600 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 160 000 euros

LE BIEN EN DETAIL

Reference : 895SH16
Town : LES PINS
Transaction : Sales
Type of property : House
Price including charges : €169 600
Property tax : €1 700
Surface : 225 m²
Land : 3500 m²

Number of rooms : 7
Number of bedrooms : 4
Bathroom : 1
Shower room : 2

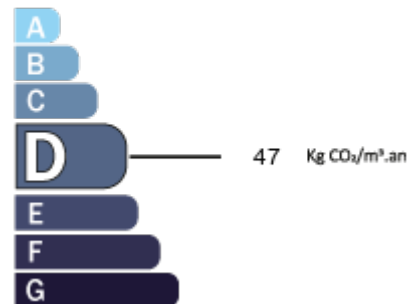


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 5370€ max. 7340€



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



LE BIEN EN PHOTOS







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