

House - 175 m²

SAINT-MARY

HAI

Price: €221 550 *

Honorary Award Excluded: €211 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Restored Stone house and attached barn in a quiet hamlet Tastefully restored character property situated down a small country lane in the commune of St Mary in the popular sunny Charente region. This property has 170m² of living space with a good southerly aspect and comprises of the following. GROUND FLOOR - Entrance into spacious traditional country kitchen diner with island kitchen and woodburner - door to rear through to attached barn workshop - to the right a spacious light airy living room with wood burner - to the rear through to a large bathroom with wc - FIRST FLOOR - Staircase through to the left a large mezzanine currently a bedroom and bathroom - second good size bedroom - Third bedroom to be under construction to be finished - walk in wardrobe / dressing room Attached garage approx 65m² plenty of garage and workshop space Drainage by fosse septique waste system - double glazed recent - gardens easy maintenance approx 600 m² in size 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 St Angeau and within short drive to two local towns; such as La Rochefoucauld and 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 : 221 550 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 211 000 euros - Price net 211,000 euros - Price with agency fee 221,550 euros , Plus legal fees on top

LE BIEN EN DETAIL

Reference : 897SH16
Town : Saint-Mary
Transaction : Sales
Type of property : House
Price including charges : €221 550
Property tax : €700
Surface : 175 m²
Land : 675 m²

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

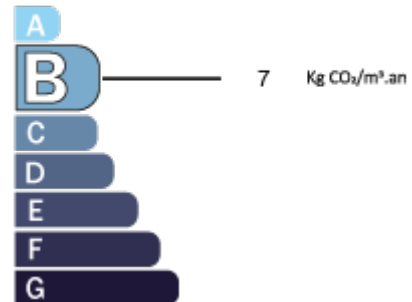


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2800€ max. 3850€



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