

House - 145 m²

SAINT-CLAUD

HAI

Price: €169 600 *

Honorary Award Excluded: €160 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Barn Conversion with large garage workshop , no close neighbours south facing Located in the countryside, just a few minutes from the nearest shops and 10 minutes from Chasseneuil with all shops and services, this barn transformed into a spacious family house offers 145m² of living space. It includes an entrance into a spacious living area with a fitted kitchen, a bedroom, a laundry room, and a separate WC - Upstairs : 3 bedrooms, a bathroom, a separate WC, and a dressing room. Attached barn and a garden of 4,800m² with a view of the countryside. Heating by wood stove - Septic tank - Double-glazed Early Viewings highly recommended 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 5 mins from village St Claud and 10 minutes drive from centre, a small quiet town but with most amenities including a weekly market, 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 : 902JS16
Town : Saint-Claud
Transaction : Sales
Type of property : House
Price Including charges : €169 600
Property tax : €1 000
Surface : 145 m²
Land : 4800 m²

Number of rooms : 5
Number of bedrooms : 4
Shower room : 1



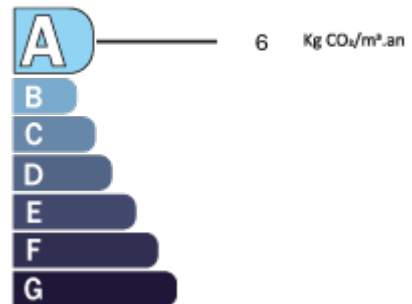
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



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