

House - 327 m²
SAINT-CLAUD

HAI
Price: €338 000 *
Honorary Award Excluded: €325 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Large House, Barn and Second House Gite all in 6.7 Hectares (16 acres) Beautiful stone house and gite with 6 Hectares Detached farm house in a courtyard configuration with attached gite and outbuildings with grassland and good views. This very much loved home has been renovated with care to include natural stone floors and period features throughout. There is some finishing to do in some areas. The living space is a very generous 325m² over two properties MAIN HOUSE; The ground floor consists of an entrance hall leading through to a reception area with stone fireplace. There is a large fitted kitchen with central island with views over the land natural stone floors with underfloor heating, doors to outside some 45M² Useful utility room with heat pump recently installed The living room also has a stone floor with underfloor heating and wood burner 46M² The stairs lead to a galleried landing and the four bedrooms. There are 3 large double bedrooms and a smaller single bedroom. The double bedrooms have ensuite shower rooms to complete. The master bedroom has an adjacent bathroom with dressing room . The attached gite has an open plan living and dining room with separate kitchen. The first floor has two bedrooms which need finishing shower room to be finished and a separate family bathroom There is a large attached barn used for storage and a summer kitchen & bar area. The property overlooks its own land to the rear and side with far reaching views. 6 hectares of grassland ideal for horses. The farmer currently cuts for hay every year so this can be cancelled or to carry on. There are some outbuildings that

could be used for stabling and storage. A very impressive property that does need some finishing touches but has some very classic living spaces that you would wish to see in a French country house. Heating by eco heat pump and wood burning stoves. Popular town of Chasseneuil sur Bonnieure with most amenities just 10 minutes away , village St Claud just 5 mins away with local amenities and two bar restaurants Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr Agence J&S IMMO Clare Nicholls - Agent Commercial - MOBILE FR : 0033 (0)6.24.65.30.41 Email : clare.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE BUREAU : 0033 (0) 5-45-68-05-50

LE BIEN EN DETAIL

Reference : 904CN16
Town : Saint-Claud
Transaction : Sales
Type of property : House
Price Including charges : €338 000
Surface : 327 m²
Land : 67000 m²

Living room : 46 m²
Number of rooms : 12
Number of bedrooms : 6
Shower room : 3

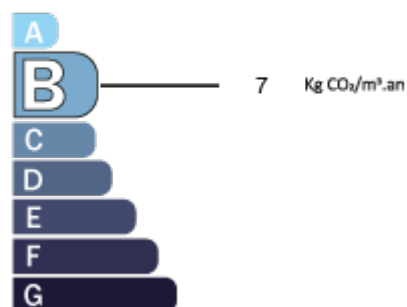


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 4120€ max. 5630€



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



LE BIEN EN PHOTOS







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