

House - 158 m²

SAINT-CLAUD

HAI

Price: €159 000 *

Honorary Award Excluded: €150 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Farmhouse with 1 hectare over 2 acres no close neighbours , dont delay view today ! New to the market property with closest neighbours approximately 250m away !! This house has 150 sqm of living space , recently replaced rooves and rendering and is completely fenced 2m high with three gated entrances and comprises of the following; Entrance into large living room with kitchen , sitting and dining room all in one - utility room - wc cloakroom - possibility to make a ground floor bed and bathroom; First floor- Three bedrooms and a bathroom with wc Eco wood heating - Double glazing throughout - mains water and electricity - Drainage by fosse septique system 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 a few mins from local village St Claud a pleasant village with most local basic amenties and 10 minutes drive from centre Chasseneuil sur Bonnieure 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

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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 : 159 000 euros dt 6.00% - à la charge de l'acquéreur - PRIX NET
VENDEUR: 150 000 euros

LE BIEN EN DETAIL

Reference : 911JS16
Town : Saint-Claud
Transaction : Sales
Type of property : House
Price including charges : €159 000
Property tax : €1 390
Surface : 158 m²
Land : 10600 m²

Number of rooms : 4
Number of bedrooms : 3
Bathroom : 1

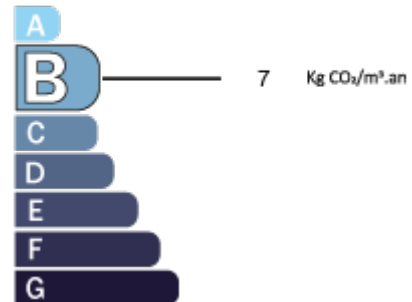


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 1670€ max. 2300€



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



LE BIEN EN PHOTOS







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