

House - 204 m²
CHERVES CHATELARS

HAI
Price: €260 000 *
Honorary Award Excluded: €250 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Farmhouse and attached semi independent Barn conversion, 1.5 acres Close to Picturesque Village A very interesting flexible layout for this house and barn conversion, in fact it could be considered a house and gite as currently the lower kitchens and living rooms are separated from one another on the ground floor. Great views over the the attached 1.5 acres of grazing land which opens out onto bridle footpaths so it could be very suited to someone looking for an equine property or small holding. This very well presented property has been cared for with no expense spared over the past 20 + years with the current owners and having made some substantial improvements over the years its time to let go and move on. The property is available fully furnished and comprises of the following; The property is approached from a tiny gravelled lane in a small hamlet close to the village of Cherves Chatelars. Plenty of parking for 2 or 3 cars and a garage workshop. Total of over 200m² of living space - Entrance into farmhouse on left hand side - large living room with wood burner fireplace, beams and stone walls - character throughout, fitted kitchen with good range of units - Staircase to bathroom with wc and two good sized bedrooms with great views over the gardens and beyond - Doorway through to the adjacent barn conversion's and upstairs mezzanine Barn conversion - large open plan living room and kitchen with good range of units, cloakroom - ground floor bedroom with ensuite shower room and wc also accessible from the living room - stairs to large mezzanine with great views - bedroom with ensuite bathroom and wc also accessible from the

mezzanine as per ground floor - good useable space for further bedroom - Outside we have a good size garage and a very practical covered terrace for those warm sunny evenings and rainy days ! Views over 1.5 acres of gardens, pasture and beyond, could be ideal for a small holding or equine interest with a second entrance into the field leading directly onto a pathway into the countryside A great property, very well cared for mostly double glazed - Individual recently installed 'fosse toute eaux' - Local village just a healthy walk away with basic amenities Restaurant and bakers - The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated on the edge of this picturesque village and within short drive to two local towns; Chasseneuil sur Bonnieure just 5 mins away with most local amenities, weekly markets , cinema and restaurants open all day and La Rochefoucauld a famous Chateau town 15 mins 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 French 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. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 260 000 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 250 000 euros

LE BIEN EN DETAIL

Reference : 929SH16
Town : CHERVES CHATELARS
Transaction : Sales
Type of property : House
Price Including charges : €260 000
Surface : 204 m²
Land : 6400 m²

Number of rooms : 6
Number of bedrooms : 4
Bathroom : 2
Shower room : 1
Nbr of terrace : 1

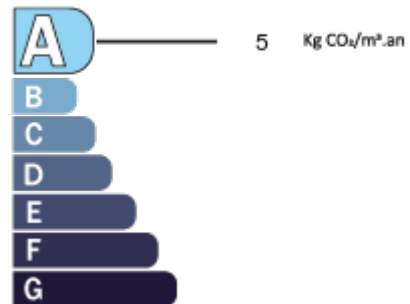


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2022) :
mini. 2370€ max. 3280€



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



LE BIEN EN PHOTOS







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