

House - 190 m<sup>2</sup>  
CHERVES CHATELARS

HAI  
Price: €265 200 \*  
Honorary Award Excluded: €255 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Country Character Stone French House with Barn, Swimming Pool and nearly 6 acres Restored property retaining all of the ancient features, stone walls, fireplaces, beams throughout, GROUND FLOOR; Entrance hall, to the right a spacious living room with beams, pointed stone walls, original floors, fireplace and wood burner (new flu liner just fitted) To the left of the entrance hall a spacious light and airy kitchen of 35m<sup>2</sup> oozing with character, again beams stone fireplace Godin stove (again flu liner new) rear door to fabulous stone walled enclosed sunny courtyard garden, utility room and a cloakroom wc. FIRST FLOOR; Beautiful staircase to three spacious bedrooms, the first some 42m<sup>2</sup> with dressing room and en suite bathroom, further two bedrooms 17 and 21m<sup>2</sup>, further bathroom with wc. SECOND FLOOR; Loft conversion lovely space ideal bedroom for those extra guests and a further room for smaller bedroom or office, hobby room OUTSIDE, Large barn detached from the house has recently re roofed to one side with an attached covered terrace really nicely built with big mortised beams, this covered terraced area serves well as a summer kitchen to get some shade and soak up the views, Land there's 2.4 hectares of mixed land roughly 6 acres, bordering a stream and some woodland lovely to explore, and to come back to there's a swimming pool 8 x 4m adjacent to the house and barn. The owners have meticulously restored this property to its current condition with attention to detail including some major jobs, replacing rooves, fosse septique drainage system, recently had both chimney liners replaced and more All in all a fabulous

property in pleasant surroundings not far from the towns of Chasseneuil sur Bonnieure and neighbouring villages of Montemboeuf, also the 18 Hole 'Golf de La Preze' other popular towns such as La Rochefoucauld the Big lakes of the Haute Charente and bit further down the road the northern Dordogne market towns not far away 'Piegut Pluviers' and less than an hour away from the airport at Limoges and Poitiers Please contact us at J & S Immo for more details, English representative with nearly two decades of experience in property sales, we are an enthusiastic 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](mailto:agence.jsimmo@gmail.com) 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 265 200 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 255 000 euros

# LE BIEN EN DETAIL

Reference : 386JS16  
Town : Cherves chatelars  
Transaction : Sales  
Type of property : House  
Price including charges : €265 200  
Property tax : €950  
Surface : 190 m<sup>2</sup>  
Land : 24403 m<sup>2</sup>

Living room : 44 m<sup>2</sup>  
Number of rooms : 5  
Number of bedrooms : 3  
Bathroom : 1  
Shower room : 1  
Nbr of terrace : 1



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year

Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS







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