

House - 180 m<sup>2</sup>
CHASSENEUIL SUR BONNIEURE

Price: €180 200 \*
Honorary Award Excluded: €170 000
\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

Country Stone Property, 4 bedrooms NO CLOSE NEIGHBOURS 1.7 acres, Outbuilding, Close to Popular Town Situated close to the popular town of Chasseneuil sur Bonnieure in the Charente region this property is situated down a country lane and is in the middle of its 1.5 acre parkland gardens with open views to the rear, the house is a good size and is south west facing, it needs bringing up to date and currently offers  $180m^2$  of living space and comprises of the following; Entrance Hall, Living room of some  $36m^2$  with a fireplace, kitchen diner of  $26m^2$  with fitted units and breakfast bar, utility room with ancient bread oven, downstairs bathroom and a separate wc. FIRST FLOOR; Landing hall with built in wardrobes leading to 4 bedrooms all of a good size 13, 14, 16 and  $17m^2$  three of which have built in wardrobes, bathroom and separate wc. 1.7 acres of wooded land all around the house in very peaceful surroundings, decent size garage and workshop behind and other little outbuildings, heating wood and electric, some double glazing and drainage by individual private system The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short drive to a town with most amenities and less than an hour from two popular airports offering discount flights to and from the Uk, please contact us at 1 & 1 Immo for more details, French company English representatives with nearly two decades of experience in property sales, we are an enthusiastic new company with our ear to the ground and here to help guide you through the purchasing process and beyond. 1

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 : 180 200 euros dt Forfait 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 170 000 euros

## LE BIEN EN DETAIL

Reference: 401JS16

Town: CHASSENEUIL SUR BONNIEURE

Transaction: Sales
Type of property: House

Price Including charges: €180 200

Property tax : €940 Surface : 180 m<sup>2</sup> Land : 7343 m<sup>2</sup> Living room: 36 m<sup>2</sup> Number of rooms: 6 Number of bedrooms: 4

Bathroom: 2



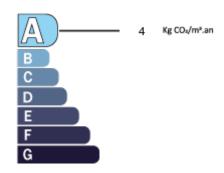
## **DIAGNOSTICS DPE-GES**

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



Greenhouse Gas Emissions in Kg CO2<sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz
à effet de serre



## LE BIEN EN PHOTOS

















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