

House - 90 m<sup>2</sup>  
MONTEMBOEUF

HAI  
Price: €39 500 \*  
Honorary Award Excluded: €35 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

House to Renovate with attached Barn, Close to village Montemboeuf and Big Lakes Haute Charente Ancient stone property with attached barn and outbuilding, attached gardens with views to far beyond, House is situated in a small quiet well kept hamlet of a dozen or so properties and is attached to the right hand side and comprises of the following; Entrance into Kitchen, large living room was two rooms and been knocked into one but not finished, shower room and wc, staircase to two bedrooms and large further room ideal for main bedroom and ensuite bathroom The house has an attached barn of some 80m<sup>2</sup> and a further barn of 40m<sup>2</sup>, attached gardens a small garden to the front of the house space for tables and chairs and a piece of land to the front and left of the barns, plot size 1100m<sup>2</sup> This property is a complete restoration although it does have central heating system and boiler (that will most likely be condemned) it does have recently replaced double glazed windows and has had quite a bit of conversion work done already, it does have a drainage system in place (almost certainly wont conform to the current guidelines but may still function well) the roof will almost certainly require some work as will the electrical system and plumbing but it was on the day we viewed Montemboeuf is a healthy 10 walk from the house it has most village amenities and is about 6 hrs drive down from the northern ports in France, just 2hr from the beaches at La Rochelle 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, 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 : 39 500 euros dt FORFAIT 4500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 35 000 euros

# LE BIEN EN DETAIL

Reference : 424JS16  
Town : MONTEMBOEUF  
Transaction : Sales  
Type of property : House  
Price including charges : €39 500  
Property tax : €330  
Surface : 90 m<sup>2</sup>  
Land : 1164 m<sup>2</sup>

Living room : 36 m<sup>2</sup>  
Number of rooms : 4  
Number of bedrooms : 2  
Shower room : 1



## DIAGNOSTICS DPE - GES

Dpe null

## LE BIEN EN PHOTOS





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