

House - 50 m²
VENTOUSE

HAI
Price: €44 500 *
Honorary Award Excluded: €40 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Investor bargain ! Charentaise house with great views currently let for Income, second house to renovate Situated in the Sunny Charente region in a peaceful hamlet almost equidistant between 3 towns , La Rochefoucauld, Mansle and Chasseneuil sur Bonnieure. This investment property is south facing and has a sunny terrace and a summer kitchen too and a large garage behind the house and second house to renovate, The current tenant has been in the house since 1996 and keeps it nicely, she currently pays a small rent of around 300 euros inc charges for bins etc, its due to be increased, she keeps the house well and gardens in good order, The house offers a comfortable approx 50m² of living space comprising a living room, kitchen, two bedrooms and a bathroom and wc, theres a further living room outside off the terrace which is a second kitchen and utility more of what we call a summer kitchen. Underneath the house theres a large cave cellar, workshop a useful space theres also a oil fired central heating boiler down there but the heating hasnt been used for sometime the tenant prefers to use the electric heating. To the rear a further courtyard garden and a spacious garage and steps up to a second house which needs completely restoring its stone built has character and some nice features and comprises of four rooms, it has had shutters and front door replaced recently and could be very nice buty it needs a roof and completely re doing The yearly tax to pay for the owners of this property are currently 573 euros a year and roughly 250 euros to insure, the yearly revenue is approx 3600 euros inc charges The property has a total plot

size of approx 950m² 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 a small village and under a 10 min drive of a town with all amenities 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 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 44 500 euros dt forfait 4 500 euros d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 40 000 euros

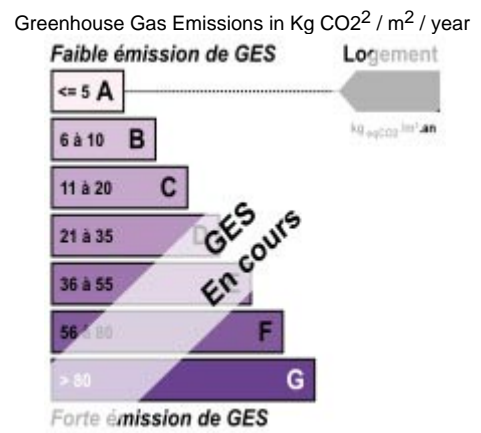
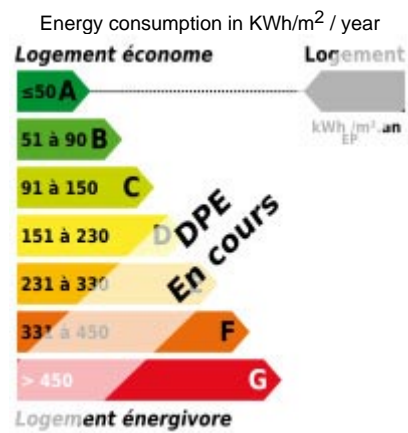
LE BIEN EN DETAIL

Reference : 439JS16
Town : Ventouse
Transaction : Sales
Type of property : House
Price including charges : €44 500
Property tax : €575
Surface : 50 m²
Land : 950 m²

Number of rooms : 3
Number of bedrooms : 2
Shower room : 1

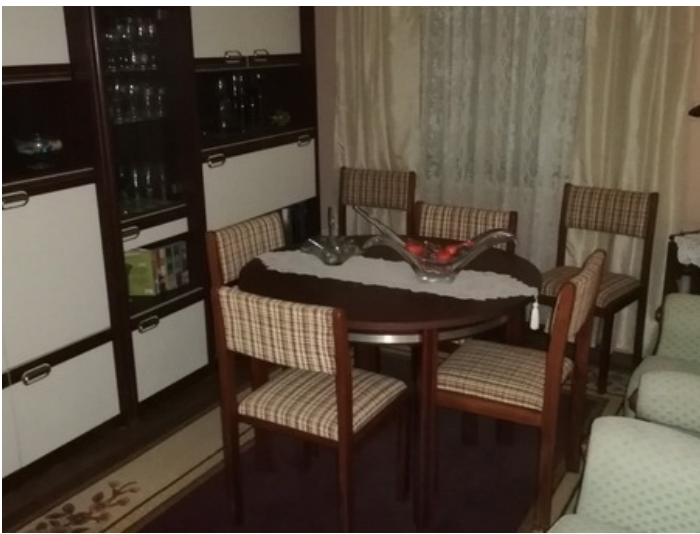


DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS





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