

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

HAI  
Price: €17 500 \*  
Honorary Award Excluded: €15 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Collection of Stone houses to Restore close to town and City Angouleme A well sought after area not too far from surrounding villages and close to towns such as La Rochefoucauld and Chasseneuil sur Bonnieure , a collection of old stone farm buildings in pleasant surroundings, to the far left to right comprising of three principal rooms of approx 30m<sup>2</sup> each with possibility to make rooms above, to the far right to the rear theres a fourth room cottage so it could potentially make two or more dwellings , theres no garden as such but its in a little hamlet so theres room to sit outside with no passing traffic ! Also the RHS part the roof isnt in good condition so it may be of interest to take the roof off that little part to make a courtyard or use as a garage with roof terrace, subject to consent which we can help apply for at J and S Immo. The Hamlet is served by mains water and electricity and mains drainage so its not far away The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated in a small hamlet close to the very desirable town of La Rochefoucauld and just 15mins north east of the city of Angouleme 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 English representatives 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 [www.jsimmo.fr](http://www.jsimmo.fr) 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 : 17 500 euros dt Forfait 2500€ d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 15 000 euros

# LE BIEN EN DETAIL

Reference : 450JS16  
Town : AGRIS  
Transaction : Sales  
Type of property : House  
Price including charges : €17 500  
Surface : 90 m<sup>2</sup>  
Land : 125 m<sup>2</sup>

Number of rooms : 3



## DIAGNOSTICS DPE - GES

Not subject to DPE

## LE BIEN EN PHOTOS







  
**J & S IMMO**  
AGENCE IMMOBILIÈRE

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