

House - 130 m<sup>2</sup>

CHASSENEUIL SUR BONNIEURE

HAI

Price: €199 500 \*

Honorary Award Excluded: €190 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

SUNNY CHARENTE, EDGE OF POPULAR TOWN, MODERN HOUSE WITH ECO HEATING, LARGE BASEMENT GARAGE, VIEWS Edge of town location 'Chasseneuil sur Bonnieure' for this recently constructed 4 bedroom bungalow with 130m<sup>2</sup> of living space and a large basement garage below the complete house of approx 150m<sup>2</sup> big enough for 5 cars ! Property comprises of the following; Entrance hall , large living room 32m<sup>2</sup> double aspect with plenty of natural light and doors leading directly to the covered terrace, kitchen-dining room 17m<sup>2</sup> with good range of units, four bedrooms 12, 12, 13 & 15m<sup>2</sup> master bedroom has a shower within, bathroom, separate wc, washand basin in hall, beneath the house a huge basement garage of approx 150m<sup>2</sup> electric door and with staircase from within the house, underfloor heating by eco heat pump. 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 walk 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 J & S 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. 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 : 199 500 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 190 000 euros

## LE BIEN EN DETAIL

Reference : 906JS16  
Town : CHASSENEUIL SUR BONNIEURE  
Transaction : Sales  
Type of property : House  
Price including charges : €199 500  
Property tax : €2 000  
Surface : 130 m<sup>2</sup>  
Land : 2410 m<sup>2</sup>

Living room : 32 m<sup>2</sup>  
Number of rooms : 6  
Number of bedrooms : 4  
Bathroom : 1  
Nbr of terrace : 1  
Heating : Heat Pump  
Garage : yes

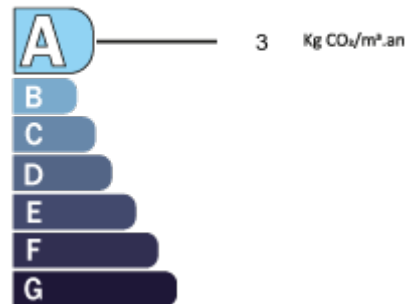


## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year  
Coûts annuels estimés (2022) :  
mini. 1140€ max. 1600€



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year  
\* Dont émissions de gaz  
à effet de serre



## LE BIEN EN PHOTOS







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