

House - 230 m²
MONTEMBOEUF

HAI
Price: €312 000 *
Honorary Award Excluded: €300 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

One off Property, End of lane, Great views over 2 acres land and far beyond Superbly designed and constructed 'Dream Property' In the heart of the Charente countryside not far from the Dordogne-Limousin borders. Just a bike ride from the 'Grand lacs de Haute Charente' with many activities including sailing, fishing, swimming beaches and bar restaurants and local village closeby and a choice of popular market towns not far away and two cities Angouleme 40 mins and airport 45mins This house has been carefully planned and built with best materials and comprises of large equipped kitchen diner with island with good range of appliances - adjacent utility room with door outside to garden - Dining room with doors to terrace - Living room - Ground floor bedroom with en-suite shower room & wc. First floor to a further living room with access to the balcony and superb views to far beyond - two further bedrooms both with en-suite bathrooms. Outside we have 2 acres of well kept fenced parkland gardens surrounding the property with open views and forest to the side - Outbuildings include a workshop and two garages and covered parking Heating by underfloor heating on the ground floor and central heating radiators on the first floor - drainage by individual drainage system and second system not used if you wanted to put something else on the land 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 local villages Massignac and Montemboeuf with most local amenities and also just a 15 min drive from two local popular towns

Chasseneuil sur Bonnieure and La Rochefoucauld 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. SIMON HAMMER - AGENT IMMOBILIER 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 : 312 000 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 300 000 euros

LE BIEN EN DETAIL

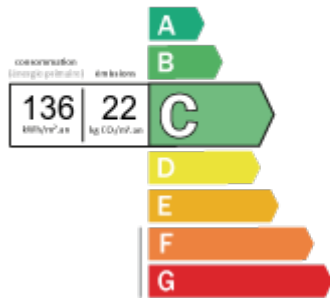
Reference : 806SH16
Town : MONTEMBOEUF
Transaction : Sales
Type of property : House
Price Including charges : €312 000
Surface : 230 m²
Land : 9532 m²

Number of rooms : 6
Number of bedrooms : 3
Shower room : 3
Heating : Floor heating,
Fioul



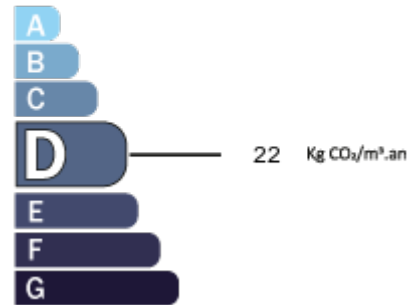
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS









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