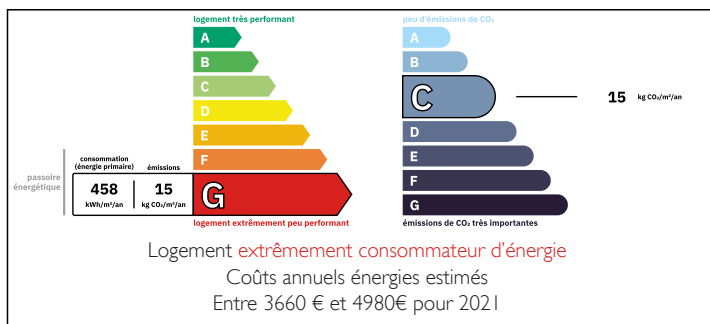


Stone village house. To renovate. 4 bedrooms. 1 office. Small garden. Close to shops and Mansle.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Val-de-Bonnieuire |
| Department: | Charente          |
| Bed:        | 4                 |
| Bath:       | 1                 |
| Floor:      | 134 m2            |
| Plot Size:  | 275 m2            |

## IN BRIEF

Located in a village with shops, services and schools, less than 10 km from Mansle, this charming townhouse offers great potential and is the perfect property for a renovation project !

With its 4 bedrooms and office, this stone house offers a great potential for renovation to create a spacious and comfortable family home. The convertible attic is an additional asset. The numerous wooden floors and the fireplace already give a lot of character to the house.

The small enclosed garden and the courtyard at the back of the house will also allow you to enjoy the outdoors.

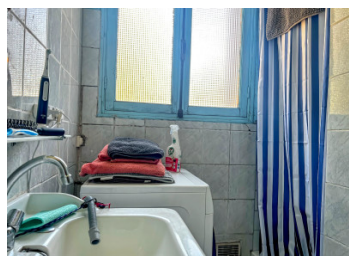
A strong point: the house is connected to the mains drainage.

The property could also be suitable for a rental investment project.

To see without delay.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### ON THE GROUND FLOOR

- Vast entrance/living room : parquet flooring ; 22 m
- Living/Dining Room: parquet ; 32 m<sup>2</sup>.
- Kitchen : 8 m<sup>2</sup> / access to the yard
- WC
- Bathroom: basin, shower; 2,4 m<sup>2</sup>.
- Cellar with access to the outside ; 3,5 m<sup>2</sup>.
- Bedroom 1: parquet floor; 12 m<sup>2</sup>.
- Bedroom 2: parquet floor; 10 m<sup>2</sup>.

### ON THE FIRST FLOOR

- Room 3 : parquet ; 14 m<sup>2</sup>
- Room 4 : parquet ; 12 m<sup>2</sup> / Dressing room of 7 m<sup>2</sup>.
- Office : parquet ; 6,6 m

ATTIC suitable for conversion : 33 m

## LOCAL TAXES

Taxe foncière: **844 EUR**

### GARDEN / YARD

SHED

CELLAR

Just 30 km from Angoulême and its TGV station, offering direct links to Paris in 2 hours and Bordeaux in just 30 minutes.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES