

Charentaise house. 2/3 bedrooms. Garden. Not overlooked. Barn. Creation of gites possible. Near Mansle.

EXCLUSIVE



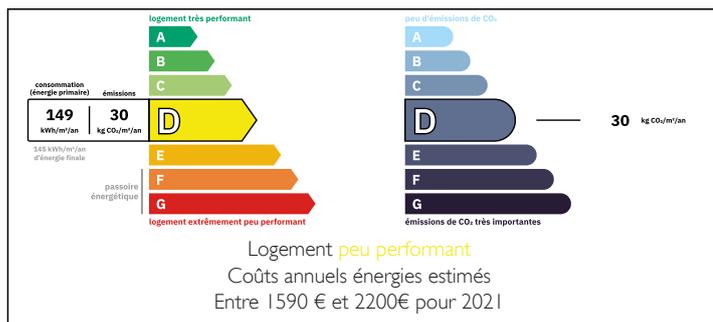
## INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	2
Bath:	2
Floor:	107 m2
Plot Size:	2872 m2

## IN BRIEF

Situated in a quiet hamlet with no overlooking neighbours, this Charentaise house combines the charm and comfort of homes where it's good to live and entertain. The gardens are intimate, and the large plot to the rear of the house offers plenty of scope for further gardening and planting. This energy-efficient property has recent gas-fired central heating and is well exposed to the sun all day long. With its 2/3 bedrooms (including a small one on one level), its two bathrooms and WC, its lovely living room with wood-burning stove, its exposed stonework and beams, it could be both a family home and a holiday home in the countryside ! Great extras : a new fitted kitchen, an adjoining barn and an old Charentaise cottage that could be used to create a gîte or extend the house. Just 4 km...

## ENERGY - DPE



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

This property consists of a :

### \*MAIN HOUSE with ON THE GROUND FLOOR

- a living/dining room with a wood stove ; 43 m<sup>2</sup>
- a new fitted kitchen to be installed shortly ; 12 m<sup>2</sup>.
- an office/small bedroom ; 7,5 m<sup>2</sup>
- a bathroom with WC ; 6 m<sup>2</sup>.

### ON THE SECOND FLOOR

- Bedroom 1; 12,50 m<sup>2</sup> with private dressing room (2,6 m<sup>2</sup>) and shower room/WC (7,6 m<sup>2</sup>)
- Bedroom 2 : 16 m<sup>2</sup>

\* BARN; 68 m

\* HOUSE to restore: 50 m<sup>2</sup> on the ground /  
Electricity already installed

\* GARDEN/ Terrace

\* CELLAR

\* LAND

\*WATER TANKS/ Rainwater recovery tank.

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

## LOCAL TAXES

Taxe foncière: 1039 EUR

Taxe habitation: EUR

## NOTES