

Beautiful renovated country home with three bedrooms, private courtyard garden and workshop



INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	3
Bath:	2
Floor:	152 m ²
Plot Size:	472 m ²

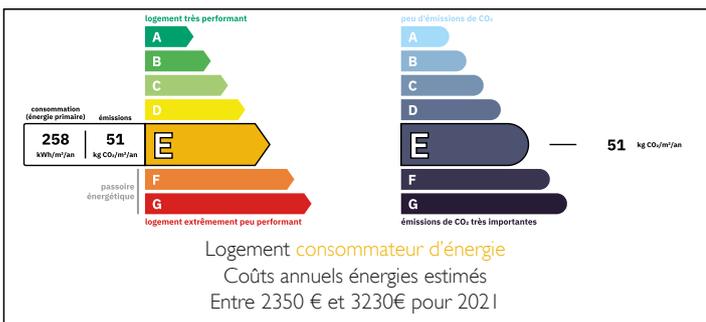
IN BRIEF

This house, in excellent condition, will charm you with its beautiful original features combined with modern comfort. Located in the heart of the Charentaise countryside, in a large hamlet, this residence is just a few minutes away from Mansle, with its shops and direct access to the RN 10 dual carriageway.

Featuring a completely renovated roof in 2019, as well as a micro-station compliant with regulations installed in 2018, double-glazed windows, and a central heating system fueled by oil, this house offers a range of high-end amenities.

You will be able to fully enjoy its charming enclosed and private courtyard, thanks to two beautiful sunny terraces, as well as a small and easily maintainable garden.

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

The property in more detail

GROUND FLOOR :

- Lovely kitcehn/dining room : 40,5 m² with stone chimney equipped with a wood-burner, beautiful stone slab floor, fitted and equipped kitchen. Frenchv door to the terrace
- Living room : 32,5 m² original stone chimney (decoritive) Door to terrace
- Utility/boiler room : 8,7 m²
- WC with wash basin : 2,7 m²

FIRST FLOOR :

- Landing 1 : 3,6 m²
- Bedroom 1 : 12,9 m² with in-built storage and large skylight with an electric rolling shutter
- Bedroom 2 : 10,5 m² with built-in storage, large skylight with an electric rolling shutter and a small french door leading to a lovely little private balcony
- Bathroom : 8,5 m² with bath, WC and sink
- Landing 2 : 2 m²
- Master bedroom : 16,8 m² with lots of storage and private shower room : 6,4 m² with WC, sink and shower

OUTSIDE :

- Enclosed courtyard/garden with double gates.
- Parking
- Well
- Workhop : 7,3 m²
- Small easy to manage garden
- 2 terraces

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

LOCAL TAXES

Taxe foncière: 1120 EUR

Taxe habitation: EUR

NOTES