

Charming stone village house. 2 bedrooms. 2 bathrooms. Large courtyard. Garden. Barn.

EXCLUSIVE



INFORMATION

Town:	Saint-Ciers-sur-Bonnieure
Department:	Charente
Bed:	2
Bath:	2
Floor:	103 m2
Plot Size:	1060 m2

IN BRIEF

UNDER OFFER. Ideally situated in a charming Charente village and just 6 km from the small, dynamic town of Mansle, this character stone house boasts charm, comfort and potential. Its spacious kitchen and cosy lounge open onto a magnificent, unoverlooked courtyard. The beautiful barn opposite gives access to a private, adjoining garden that you can enjoy in complete privacy.

Two bedrooms and a bathroom on the first floor of the house make for easy, independent living.

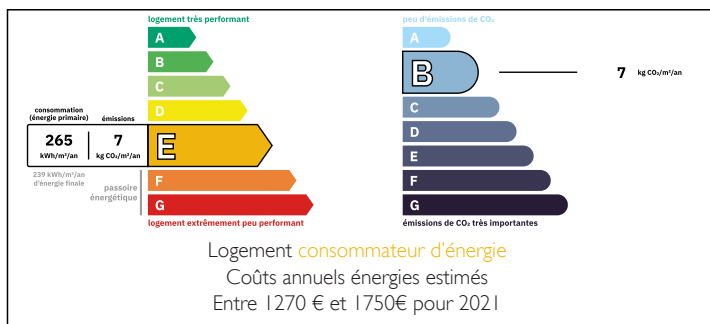
The house is heated by a wood-burning stove, but also has a complete central heating system (radiators in all rooms) that just needs to be connected to the energy supply of your choice. The barn offers even more potential for conversion.

The house and garden face south.

The N10 to Angoulême/Poitiers is only 6 km away. Angoulême only 30 km away.

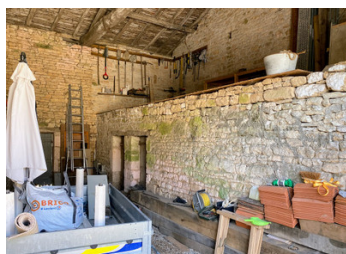
To see without delay...

ENERGY - DPE



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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 house comprises ;

GROUND FLOOR

- Fitted and equipped kitchen with dining area: stone walls and exposed beams; 25 m².
- Living/dining room with wood-burning stove: parquet flooring, fireplace with wood-burning stove; 28 m².

ON THE FIRST FLOOR

- Bedroom with en suite shower room/WC: sea rush, exposed beams; 23 m².
 - bedroom with parquet floor: 14 m².
 - WC
 - bathroom: shower, bath, washbasin: 7 m².
- Access to attic possible

*Barn with workshops: 100 m².

*Large courtyard with well: 180 m².

*Adjoining garden

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

LOCAL TAXES

Taxe foncière: 520 EUR

Taxe habitation: EUR

NOTES