

Charming renovated stone house. 2/3 bedrooms. Garage. Small outbuilding. Enclosed garden. Well. Near Mansle.



INFORMATION

Town:	Val-de-Bonnieu
Department:	Charente
Bed:	2
Bath:	1
Floor:	101 m2
Plot Size:	964 m2

IN BRIEF

A comfortable country house with character, just 9 km from Mansle and 30 km from Angoulême.

Beautifully renovated, this early 19th-century stone house combines comfort and taste. With its modern kitchen, recent pellet stove, beautiful Charentais fireplaces, exposed beams and double glazing throughout, it has all the hallmarks of a warm and welcoming cottage.

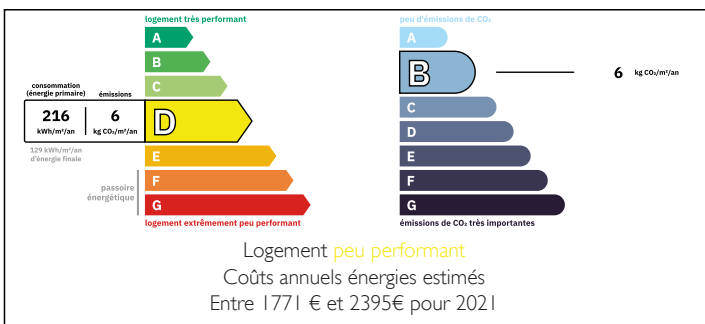
The double garage and outbuilding provide additional storage or creative space. The fully enclosed, south-west-facing garden lets you enjoy the outdoors and the terrace in all seasons.

The nearest village with all amenities is just 2 km away.

A must-see!



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

*Living/dining room; Charentaise fireplace with pellet stove: 26 m².

*Fitted kitchen: 16 m².

*Room/study currently used as a storeroom; Charentaise fireplace, tiled floor: 12 m².

FIRST FLOOR

*Bedroom 1 with dressing room: 20 m².

*WC

*Attic bathroom: 6.8 m².

*Bedroom 2 with sloping ceilings: 10.4 m² (6.5 m² living area)

*Communicating area with bedroom: 5.3 m².

*YARD and GARDEN

*TERRACE

*BEDROOMS

*DOUBLE GARAGE: 43 m².

*OUTBUILDING with electricity (old roofs): 22 m².

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

LOCAL TAXES

Taxe foncière: **970 EUR**

Taxe habitation: **EUR**

NOTES