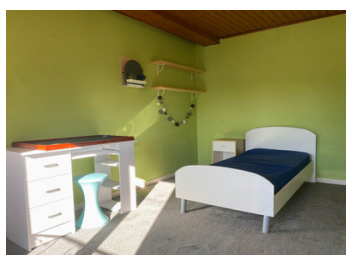
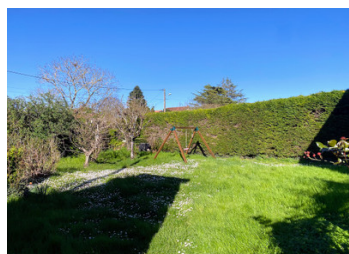


Renovated stone house. 5 bedrooms. 2 offices. Garage. Garden. Bungalow possible. Amenities on foot.



## INFORMATION

Town:	Val-de-Bonnieu
Department:	Charente
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	886 m2



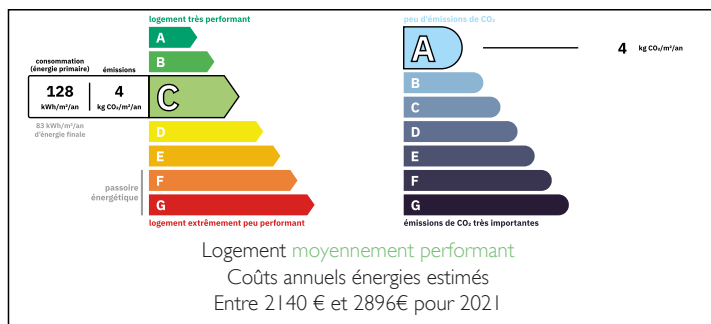
## IN BRIEF

Just a stone's throw from the village centre and its amenities, this old stone house boasts a spacious, comfortable living room with wood-burning stove, a fitted kitchen with dining area, five bedrooms, three shower rooms and two studies. This ideal, recently renovated family home combines the comfort of a very well insulated house (DPE C and Heat Pump) with warm, practical living space. The offices are ideal for teleworking.

The terrace and garden are ideal for sunny days (without too much upkeep), as are the children's play areas.

Just 30 km from Angoulême, this village house will let you enjoy country living, close to small shops and easy access to the N10 and picturesque towns such as La Rochefoucauld (15km).

## 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 house comprises ;

### ON THE GROUND FLOOR

- an entrance hall
- a kitchen with a dining area: 30.67 m<sup>2</sup> (215 sq ft)
- a large living/dining room: 56 m<sup>2</sup> (56 m<sup>2</sup>)
- an office: 21 m<sup>2</sup>
- a WC
- a bathroom: 8.6 m<sup>2</sup>.

### ON THE FIRST FLOOR

- five bedrooms: 13, 6, 12, 12, 17 and 29 m<sup>2</sup>.
- a WC
- a shower room: 7 m<sup>2</sup>.
- two shower rooms
- a study: 12 m<sup>2</sup>.

## LOCAL TAXES

**Taxe foncière: 1887 EUR**

**Taxe habitation: EUR**

\*Adjoining garage (access possible from the kitchen): 41 m<sup>2</sup>.

\*lean-to

\*Shed

\*Garden with play house

\*Chicken coop

\*Well/tank

### ELECTRIC GATE

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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