

Charming riverside property in an exceptional setting, with 5 bedrooms, renovated barn and workshop.



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	4
Bath:	3
Floor:	238 m2
Plot Size:	14085 m2

IN BRIEF

This former farmhouse is set in an enchanting, secret location with no neighbours. The vast grounds of 1.4 hectares, comprising a magnificent garden with many different sorts of fruit trees, meadows and woods, run alongside the River Dronne for 400 metres with private access.

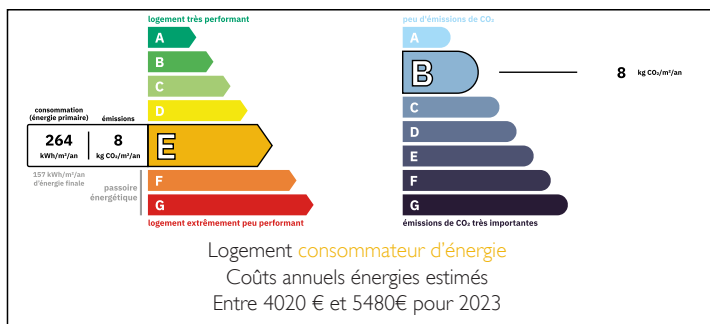
One part of the house has been converted into a 2 bedroom gîte (or guest house), and the other more spacious part of the house has 3 bedrooms. Several private, flower-filled terraces complete the property. The outbuildings have been completely refurbished and renovated, and now offer several multi-purpose areas.

Just 2 minutes from the village of Saint-Aulaye, with all amenities, a cinema and a lovely riverside beach, and 8 minutes from Aubeterre-sur-Dronne, one of France's most beautiful villages.

12 minutes from the towns of Chalais with a train station and 20 minutes to Ribérac, both famous for...

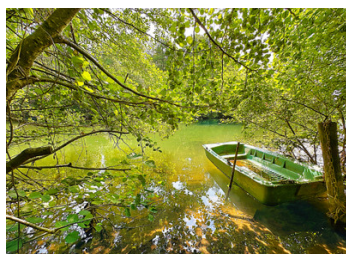


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property in detail -:

Entrance hall - 24.05 m²

Kitchen - 17.65 m²

Living/dining room - 40.45 m²

Bedroom - 11 m² (with mezaninne - 5 m²)

Bath/shower room - 12.65 m²

WC - 2 m²

Living/dining room 47.40 m²

Bedroom - 10.25 m²

En-suite shower room with WC - 3.90 m²

Bedroom (mezaninne) 22.80 m²

Corridor - 4.80 m²

Bedroom - 17.30 m²

Store room (with cumulus) - 3.40 m²

Bedroom - 35.00 m²

En-suite bathroom with WC - 10.85 m²

Balcony - 5.00 m²

Small attic space.

Workshop (with double glazing) - 84 m²

Workshop 86.60 m² (with large mezaninne - 44.50 m²)

Covered terrace - 73.50 m²

3 small pig styes - 20 m².

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