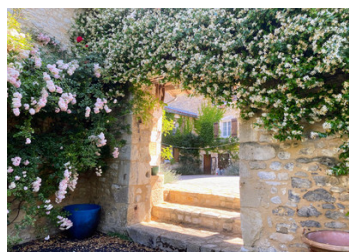
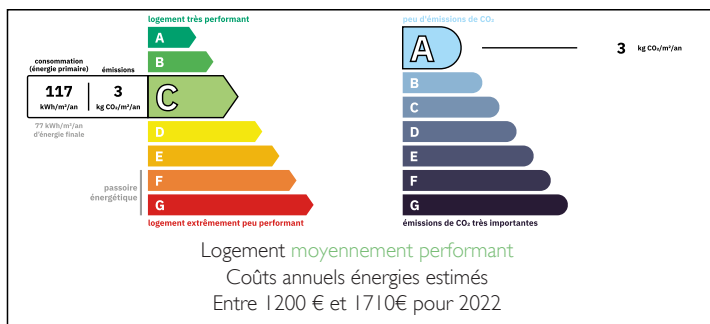


UNDER OFFER. Magnificent renovated village house with swimming pool, large paved courtyard.



ENERGY - DPE



INFORMATION

Town:	Val-de-Bonnieuire
Department:	Charente
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	850 m2

IN BRIEF

A rare house nestled in a charming Charente village ! Just a short walk from village amenities, this characterful stone house is a true haven of peace. Superbly and tastefully renovated, it offers four bedrooms, three bathrooms and toilets, and beautiful living spaces: a spacious kitchen/dining room open to the living room with a wood-burning stove, a beautiful adjoining barn ideal as a summer lounge or workshop, and a magnificent swimming pool and terrace, ideally exposed and protected. It has retained the charm and character of houses with a history and a soul (exposed stone and beams, old floors, fireplaces).

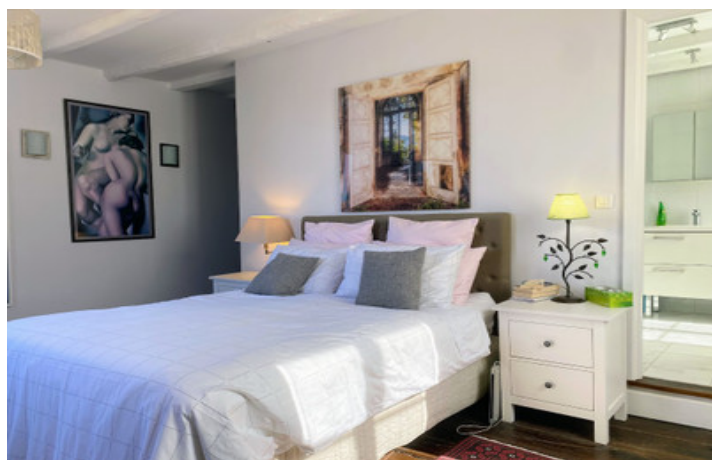
You can use the second hobby barn as a garage or workshop and enjoy the privacy of a heated swimming pool.

The exterior is landscaped and easy to maintain. Only 30km from Angoulême with its TGV train station for Paris and Bordeaux.

A...

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.



LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Settle into this house of rare quality !

It comprises :

ON THE GROUND FLOOR

- A large 52m² living room with a perfectly designed open-plan kitchen. At the end of this large room is a cozy corner with a wood-burning stove.

From the living room and a hallway, you will access by a few steps

- 2 bedrooms (16 and 18m²) on 2 levels.

- 2 bathrooms with WC and one with bathtub (11 and 7m²).

ON THE FIRST FLOOR

- A 24m² master bedroom with a large bathroom - walk-in shower, vanity unit, WC

- A 15m² office with period charm and modern flair.

A staircase leads you to the 60 m² convertible attic: insulated and clean.

*2 barns in exceptional condition - concrete floors and newly renovated roofs: 52 and 115 m²

*Heated salt-water pool: 10 x 8 m. Recent liner.

*The courtyard and pool decks have been landscaped for easy maintenance.

*Underground cellar: 55 m²

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