

Charming 5-room house with 3 bedrooms on the ground floor. Garden with swimming pool, in Beaulieu-sur-Sonnette



INFORMATION

Town:	Beaulieu-sur-Sonnette
Department:	Charente
Bed:	3
Bath:	2
Floor:	183 m ²
Plot Size:	659 m ²

IN BRIEF

Be charmed by this delightful village house, ideally located in Beaulieu-sur-Sonnette, in a peaceful and unspoiled setting.

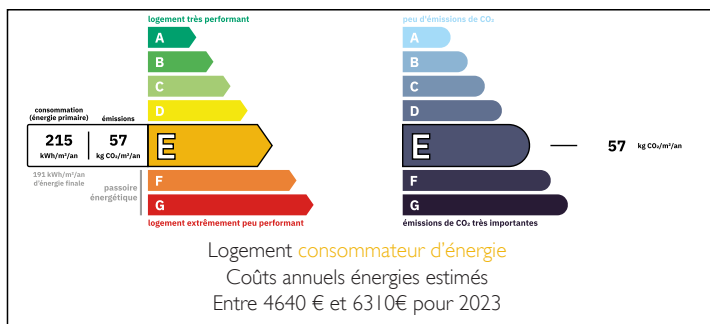
With a living space of 180 m², the layout is both functional and inviting: two ground-floor bedrooms, a bright living/dining room, and a well-designed kitchen. Upstairs, a large suite-style bedroom completes the property.

Outside, the beautifully landscaped 659 m² garden is meticulously maintained and features a welcoming swimming pool and a covered terrace — perfect for enjoying the changing seasons in comfort.

The house blends harmoniously into the characterful village, with its quiet lanes and tranquil atmosphere.

The real highlight of this property: a breathtaking view over the Sonnette Valley — a rare and

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is composed as follows:

- Ground floor – Entrance with hallway leading to:
- Kitchen: 27 m²
- Utility room: 4.26 m²
- WC: 1.47 m²
- Bedroom 1: 16.45 m²
- Living room: 19.15 m²
- Dining room: 15 m²
- Bathroom: 3.82 m²
- Bedroom 2: 13.78 m²

First floor:

- Mezzanine: 17 m²
- Office: 11 m²
- Bedroom 3 (suite-style): 36 m² + Bathroom
- Basement cellar and garage (20 m²).

Landscaped garden with swimming pool, pool house and covered terrace.

Outstanding panoramic view over the Sonnette Valley.

Additional features:

All windows are double glazed.

The window frames on the left wing of the house are new.

Septic tank is up to current standards.

Underfloor heating in the kitchen.

Oil-fired central heating system.

The roof was redone 12 years ago.

An additional plot of land for a vegetable garden is located 30 metres from the house.

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