

Impeccable 2-bedroomed terraced house with garden, garage and barn, in a popular village, close to Aubeterre.



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	1029 m2

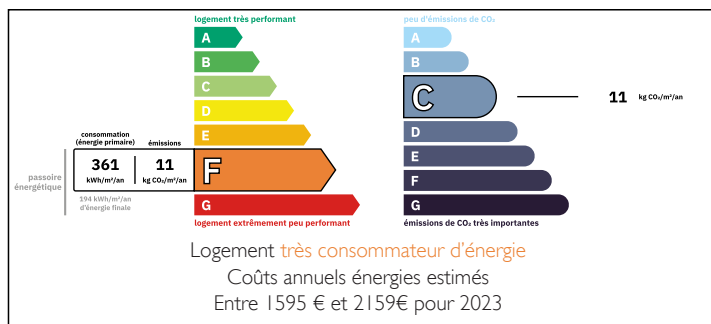
IN BRIEF

This former worker's house is located in the heart of a popular village on the Dordogne's border. Recently renovated, it is ideal as a holiday home, main residence or even as rental investment.

- Ideally located 4 km from Aubeterre sur Dronne, one of the most beautiful villages in France, with a large riverside beach.
- 10 minutes from the small town of Chalais, with all amenities, a weekly market as well as a train station connecting Bordeaux and Angoulême.
- 1 hour from Angoulême (TGV station) and Bergerac (airport) and 1.5 hours from Bordeaux.



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 is laid out as follows:

- Equipped kitchen (10m²)
- Living room with monumental fireplace and wood-burning stove (19m²)
- Bedroom 1 (9.6m²)
- Hallway with laundry area and water heater.
- Shower room (3.15m²) with toilet.
- Bedroom 2 (18.5m²)

OUTSIDE:

- Garage (22m²) with mezzanine for storage
- Small barn (32m²)
- Garden with access path at the rear of the house.

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

LOCAL TAXES

Taxe foncière: 601 EUR

Taxe habitation: EUR

NOTES