

Beautiful fully restored stone house. 5 bedrooms. Single-storey. Garden. Amenities within walking distance.



INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	5
Bath:	3
Floor:	181 m2
Plot Size:	1362 m2



IN BRIEF

A beautifully restored old stone house, renovated less than 10 years ago, combining comfort, modern features, and authentic charm. Everything has been renovated to a high standard, while carefully preserving the character of the property and its exposed stonework.

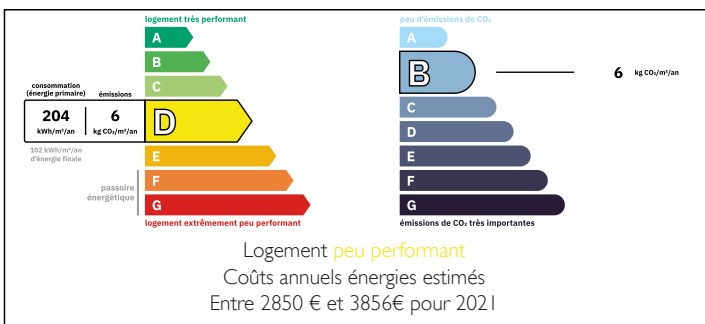
Its spacious and warm living room with a pellet stove, along with its 5 bedrooms (including 2 with ensuite bathrooms), make it an ideal home for welcoming family and friends.

The finishes have been chosen with great care and taste: pellet insert, reversible air conditioning, modern kitchen, and wood-effect tiled flooring.

From the house, you can enjoy a unique view of your own small vineyard. Outside, you will benefit from a private and well-exposed terrace and garden, or choose the shade of an olive tree.

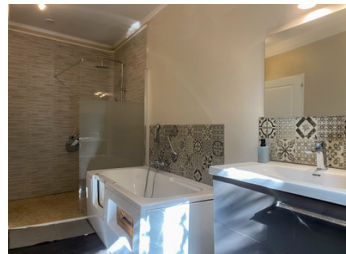
In this charming Charente village, you are within walking distance of two grocery shops, a hairdresser, a pharmacy,...

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

*Layout of the Property

GROUND FLOOR

-Fully fitted kitchen opening onto a spacious living area with pellet stove: 65 m²

WC

-Bedroom 1 (18 m²) with private bathroom (11 m²) including a bathtub, walkin shower, and single basin

FIRST FLOOR (laminated flooring)

-Shower room (walkin shower, single basin): 6 m²

-Bedroom 2: 12 m²

-WC

-Bedrooms 3 and 4: 12 m² each

-Bedroom 5: 16 m² with private bathroom / WC (9 m²)

*Courtyard

*Enclosed and landscaped garden, featuring around 50 grapevines (Merlot and Cabernet varieties)

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

LOCAL TAXES

Taxe foncière: 1590 EUR

Taxe habitation: EUR

NOTES