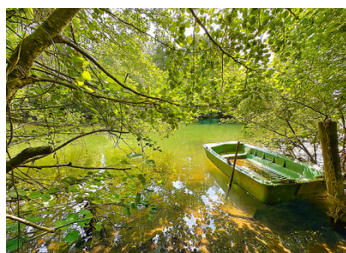


In an amazing riverside location near Aubeterre sur Dronne, beautiful farmhouse gardens, barn and workshop.

EXCLUSIVE



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	5
Bath:	3
Floor:	238 m2
Plot Size:	14085 m2

IN BRIEF

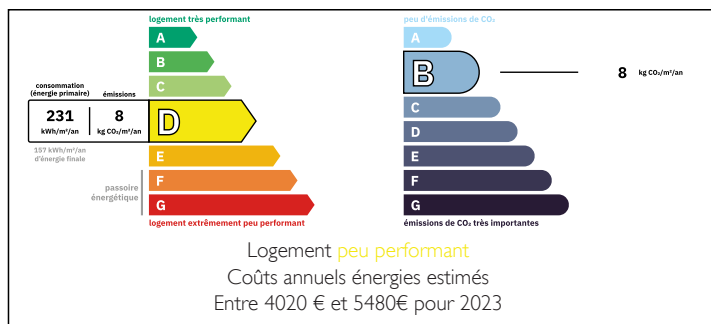
This former farmhouse is set in a truly enchanting and secluded location with no neighbours.

The extensive grounds of 1.4 hectares include a magnificent garden with a wide variety of fruit trees, as well as meadows and woodland. The land runs alongside the River Dronne and benefits from private access.

One part of the house has been converted into a two-bedroom gîte (guest house), while the more spacious main house offers three bedrooms, all renovated with great charm. Several private, flower-filled terraces provide perfect spots to relax and enjoy the sunshine.

The outbuildings have been fully refurbished and now offer several versatile spaces, suitable for a range of commercial or lifestyle projects.

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

Character Property with Guest Cottage, Outbuildings and Private River Access – 3.4 acres

Set in a truly enchanting and secluded environment with no immediate neighbours, this charming former farmhouse offers a rare and peaceful lifestyle.

The 1.4-hectare plot (non-floodable) features a beautiful garden planted with a variety of fruit trees, as well as meadows and woodland. The land runs alongside the Dronne River and benefits from private access, perfect for enjoying the natural surroundings.

The property is divided into two separate parts: a main house and an independent two-bedroom guest cottage (gîte), offering excellent potential for hosting or generating rental income. The main house, more spacious, includes three bedrooms. Original features have been preserved throughout, giving the property charm, character, and authenticity.

Outside, several private and flower-filled terraces provide ideal spaces for relaxation in a peaceful, green setting.

Main House Details

The main house opens onto a large entrance hall of 24.05 m² leading to a bright living/dining room of 40.45 m² and a charming 17.65 m² kitchen. This area also includes a bedroom of 11 m² with a mezzanine (5 m²), a spacious bathroom with shower (12.65 m²), and a separate WC.

A second living area has a separate entrance offers a large 47.40 m² living/dining room, a 10.25 m² bedroom with an en-suite shower room (3.90 m² with WC), and a mezzanine bedroom of 22.80 m².

Upstairs there is a bedroom of 17.30 m², a storage room with hot water tank (3.40 m²), and a large 35...

LOCAL TAXES

Taxe habitation:

EUR

NOTES