

Two homes and a studio gîte with fabulous pool in this popular riverside village close to Aubeterre sur Dronne



## INFORMATION

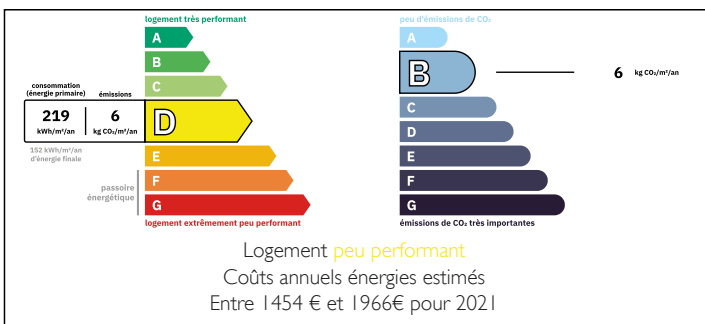
Town:	Bonnes
Department:	Charente
Bed:	8
Bath:	5
Floor:	345 m2
Plot Size:	2621 m2

## IN BRIEF

Just a few steps from the picturesque River Dronne, this beautifully presented village ensemble comprises three fully renovated properties, offering an exceptional blend of character, comfort, and income potential.

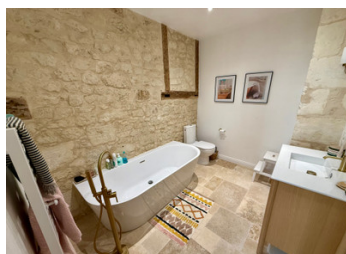
The main four-bedroom house features a generous family kitchen and dining area with exposed stonework and timber beams, alongside a spacious living room complete with radiators, a wood-burning stove, and two bathrooms. The second property is a versatile three-bedroom home (with potential to extend to five), boasting a large open-plan kitchen and living space, newly installed reversible air conditioning, a substantial lounge, two bathrooms, and a large cellar. Completing the ensemble is a charming one-bedroom self-contained gîte, rich in period features including exposed beams, wooden flooring, a wood burner, and its own kitchen and bathroom.

## 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

Featuring three properties, all lovingly renovated and refurbished to a high standard by the current owners, this village ensemble, within just a few metres walk of the beautiful river Dronne, offers a substantial family home with excellent business potential.

There are three properties included in this attractive ensemble;

- A four bedroomed home with large family kitchen/dining exposed stone and wooden beams, spacious living room with radiators, wood burning stove and two bathrooms,
- A three bedroomed home (with the potential for five) with a large family kitchen, with plenty of dining and living space, wood burning stove, reversible air conditioning, a huge family living room, two bathrooms and a large cellar.
- A double bedroomed self-contained gite with period features, exposed beams, wooden flooring, wood burning stove, kitchen and bathroom.

All three properties feature spacious and airy living, as well as character features including wood burning stoves, exposed stone, timber beams and hardwood flooring whilst benefiting from modern conveniences such as double glazing and eco friendly features. In one of the properties there is a new reversible heat-pump (capable of both heating and cooling) and in the other, a new heating system for the radiators.

There are numerous outside areas including grass lawns, a large barn, plenty of trees, and the fabulous new 10m x 5m swimming pool ideal for enjoying our long summers as well as shady spaces for relaxed dining, entertaining and generally making the most of a more relaxed pace of life.

150 photos...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES