

A four bedroom family home with studio/gite, new swimming pool and generous garden and barns



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	5
Bath:	3
Floor:	142 m2
Plot Size:	2255 m2

IN BRIEF

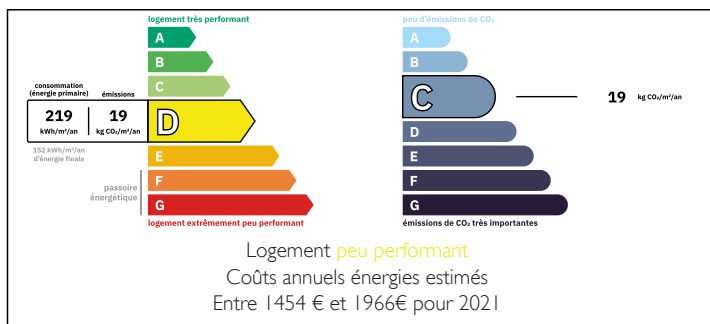
Just a few steps from the picturesque River Dronne, this beautifully presented village ensemble comprises two fully renovated properties, offering an exceptional blend of character, comfort, and income potential.

The main four-bedroom home features a generous family kitchen and dining area with exposed stonework and timber beams, alongside a spacious living room complete with eco-efficient heating into radiators, a wood-burning stove, and two bathrooms. 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.

Outside, there is a beautifully terraced swimming pool area with plenty of room for entertaining as well as ample garden space, two barns and off street parking



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.



NOTES

DESCRIPTION

Featuring two self contained properties, both 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 delightful family home with business potential.

There are two properties included:

- 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 double bedroomed self-contained gite with period features, exposed beams, wooden flooring, wood burning stove, kitchen and bathroom.

Both 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.

There are numerous outside areas including grass lawns, large barns, 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.

Dlozens of photos and floor plans available on request

Bonnes in the Charente is a quintessential French "hidden gem." While its neighbor, Aubeterre-sur-Dronne, gets all the fame for being one of the "Most Beautiful Villages in France," Bonnes offers a much more relaxed, authentic experience while still being just a 5-minute drive from the action.

Here's why it's a fantastic place to live:

1. The Riverside Vibe

Bonnes is defined by the Dronne River. It's arguably