

Charming country cottage to renovate with a convertible attic, a large attached barn, and a 1900 m garden



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1918 m2

IN BRIEF

Tucked away at the end of a quiet cul-de-sac in a peaceful hamlet between Aubeterre-sur-Dronne and Bonnes, this 96 m² Charentaise farmhouse offers comfortable single-storey living.

The property features a covered terrace, an open-plan kitchen and dining room, three good-sized bedrooms, and a shower room with WC. The 72 m² attic offers excellent conversion potential, with one room already fitted with wooden flooring and a Velux roof window.

The house is ready to move into with some updating required, including electrical, and insulation improvements, together with general redecoration and heating.

Attached to the house is a 154 m² barn in very good condition with three-phase electricity, ideal for a workshop, business or professional project. A



ENERGY - DPE

DPE not required.

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

Ground floor:

Covered terrace – 24 m²

Open-plan kitchen/dining room – 27.6 m²

Bedroom – 18.1 m²

Hallway – 8.2 m²

Bedroom – 13.1 m²

Hallway – 10 m²

Shower room with WC – 7.4 m²

First floor:

Room – 12.26 m²

Attic – 72 m²

Outbuildings:

Attached barn – 154 m²

Workshop – 17.33 m²

Cellar

Garden shed

NOTES

The property has a mix of single-glazed wooden windows and double-glazed uPVC windows.

The house currently has no heating system, but a chimney flue is present in the kitchen, allowing for the installation of a wood-burning stove.

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