

**UNDER OFFER - Charming little stone house. All comforts. One bedroom. Gite possible. Near Mansle.**

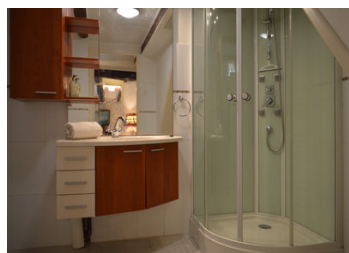
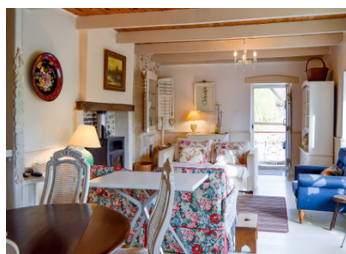


## INFORMATION

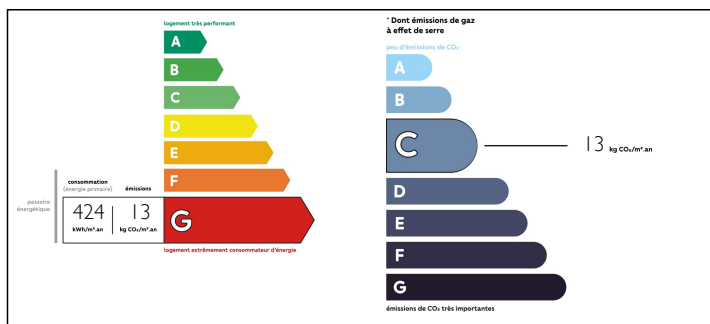
Town:	Saint-Ciers-sur-Bonnieure
Department:	Charente
Bed:	1
Bath:	1
Floor:	66 m <sup>2</sup>
Plot Size:	52 m <sup>2</sup>

## IN BRIEF

A gite, a pied à terre in the Charente or a house for your guests? It's up to you to choose the use you will make of this charming Charentais cottage (very well rented as a gîte until recently). Situated in a quiet village, very well exposed and very comfortable, you will love the kitchen opening on to a bright and warm living room with a wood stove. An authentic stone staircase leads to a covered entrance to the first floor of the house. Exposed beams and stones, parquet floors give this small house from the beginning of the 19th century great charm. Don't wait any longer!

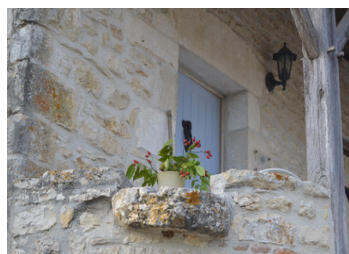


## ENERGY - DPE



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

The house consists of ;

### ON THE GROUND FLOOR

- \* An entrance : tiles ; 9 m<sup>2</sup>.
- \* A bedroom: stones and visible beams, floor; 13 m<sup>2</sup>.
- \* A shower room/laundry room: a shower, a washbasin, a WC

### ON THE FIRST FLOOR

A fitted kitchen opening onto a large living/dining room: parquet floor, exposed beams, wood stove in a fireplace; 32 m<sup>2</sup> \* Access to the outside from the living room: a fireplace, a kitchenette, a bathroom with shower and a toilet

- \* Access to the outside via a covered entrance and a stone staircase

### GRENIER

- \* Access from the living room to an attic for extra sleeping space; 19 m<sup>2</sup> of floor space

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

## LOCAL TAXES

**Taxe foncière: 439 EUR**

## NOTES