

Charming little five-room house located in a quiet hamlet close to shops and main road



## INFORMATION

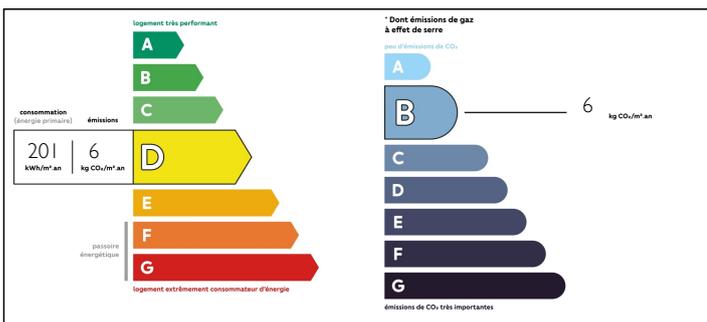
Town:	Val-de-Bonnieu
Department:	Charente
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	330 m2

## IN BRIEF

If you are looking for a small house in the countryside with a small plot of land, look no further ! Quiet house with two bedrooms, kitchen open onto dining room with fireplace, living room, mezzanine, outside kitchen, terrace and small garden. The shops and the RN10 are ten minutes away, Angoulême and its TGV station thirty minutes away.



## 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 is composed as follows :

- Kitchen open to dining room with a total surface of 32m<sup>2</sup>,
- Living room of 23m<sup>2</sup>,
- Bedroom 1 of 16m<sup>2</sup>,
- Bedroom 2/parent's suite of 21m<sup>2</sup> with its shower room and WC,
- Shower room of approximately 9m<sup>2</sup> with cupboard and WC,
- Mezzanine/3rd bedroom of about 17m<sup>2</sup>,
- Cellar of 7m<sup>2</sup>,
- Attic of 16m<sup>2</sup>.

Outside there is a terrace of 20m<sup>2</sup> with an outside kitchen, a workshop of 10m<sup>2</sup> and some small outbuildings totalling 7m<sup>2</sup>.

A small non-building plot of land of 321m<sup>2</sup> which is about 100m from the house is part of the property. Heating by air-water heat pump or fireplace if required.

Roof and insulation in good condition with double glazing.

## LOCAL TAXES

Taxe foncière: **600 EUR**

## NOTES

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