

Traditional Charentaise Longère, spacious accommodation, beautiful views, swimming pool, suitable for horses



## INFORMATION

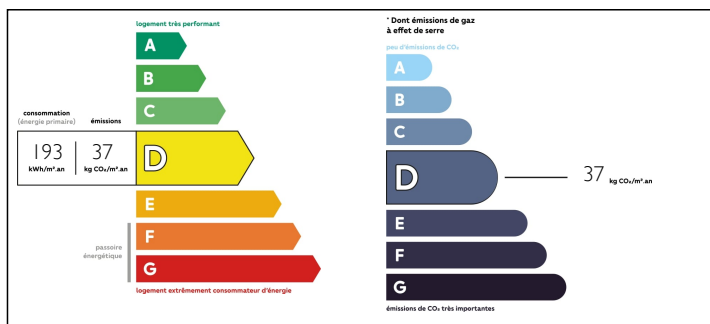
Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	8646 m2

## IN BRIEF

Situated 2 minutes from a bakers and restaurant and only 7 minutes from Aubeterre sur Dronne, classed as one of the prettiest villages in France. The property is mainly on one floor level, with a few steps throughout.

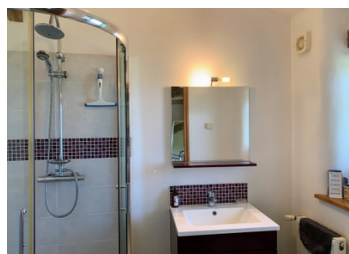


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: **1749 EUR**

## NOTES

## DESCRIPTION

You arrive at the property via a no through lane. The property is in a small hamlet of 3 properties. It sits on 8646m<sup>2</sup> of land in an elevated position overlooking the gardens and land.

COVERED PORCH (21m<sup>2</sup>) leads you into the ENTRANCE/DINING HALL

DINING HALL (25m<sup>2</sup>) with stone chimney and wood burning stove,

SITTING ROOM (40m<sup>2</sup>) an impressive room, full of light and character. Open to the full height of the roof timbers. Hidden fitted cupboards under the windows A natural stone wall and wood burning stove makes this room very welcoming.

KITCHEN (21m<sup>2</sup>) With a selection of modern storage units and a pantry. Large enough for a dining table and French doors opening to the garden.

UTILITY ROOM (4.2m<sup>2</sup>) with plumbing for washing machine, sink, cupboards and worktop. This is where the hot water is housed. Workings for underfloor heating.

BEDROOM 1 (19m<sup>2</sup>) with an attractive chimney

BEDROOM 2 (27m<sup>2</sup>) a spacious room with a DRESSING. French doors opening to a covered terrace and on to the pool area and gardens.

BEDROOM 3 (13m<sup>2</sup>) plus a walk-in DRESSING (4m<sup>2</sup>) and an ENSUITE SHOWER ROOM (3.4m<sup>2</sup>) with Shower, W.C. basin and heated towel rail.

FAMILY BATHROOM (8.6m<sup>2</sup>) with bath and shower above, W.C. basin and heated towel rail

SWIMMING POOL (10m x 5m) Heated salt pool installed in 2017. Wooden decking surround, SHOWER and with plenty of SUN TERRACE to enjoy dining and entertaining with friends and family. The views are stunning!! ...