

Charming old house. 2 bedrooms. Garden. Quiet hamlet near Mansle. Unobstructed view.

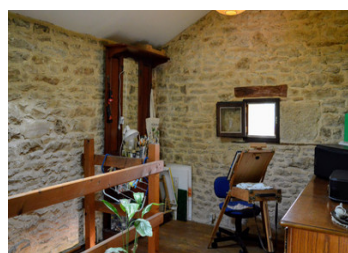
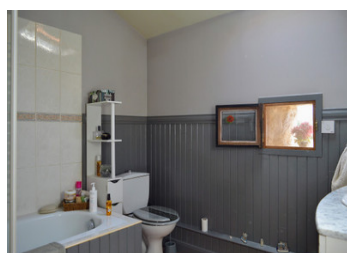
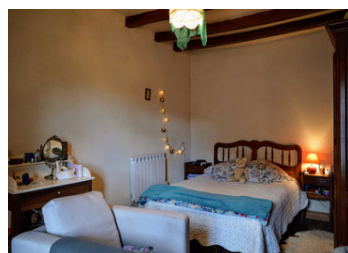
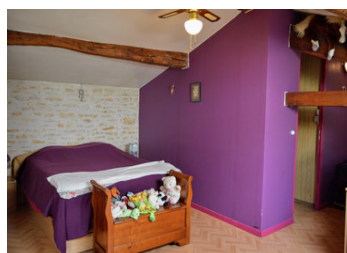
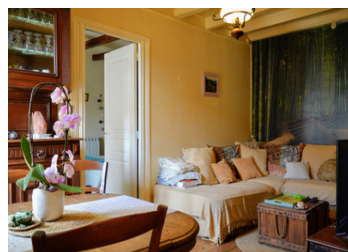


## INFORMATION

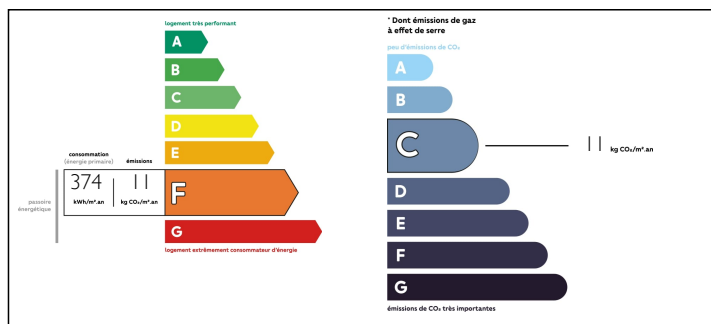
Town:	Saint-Ciers-sur-Bonnieure
Department:	Charente
Bed:	2
Bath:	1
Floor:	99 m2
Plot Size:	347 m2

## IN BRIEF

A small house full of charm, quiet and not overlooked! In a bucolic and peaceful environment, this warm house has retained all the charm of the old houses (end of XVIII) with its parquet floors, floor tiles, stones and exposed beams. Double glazing and wooden frames throughout the house give it the necessary comfort. There are still possibilities for conversion and layout (notably on the ground floor). It has direct access to a rural road leading to a river and a clear view over the countryside. A little piece of paradise to be seized. Only about 7 km from Mansle and the N10 (towards Angoulême or Poitiers).



## 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 :

- A kitchen/dining room with a wood-burning cooker; terracotta floor tiles: 23 m<sup>2</sup> approximately
- A lounge/dining room with decorative fireplace and old floor: 14 m<sup>2</sup>.
- Bedroom 1; parquet floor: 14 m<sup>2</sup>.
- Room to be finished (dressing room or shower room): 3 m<sup>2</sup> approximately

### ON THE FIRST FLOOR :

- Bathroom with bathtub and WC: 8 m<sup>2</sup> approximately
- Bedroom 2; stone and exposed beams: 16.3 m<sup>2</sup>. Room open on a night/friends space of 6 m<sup>2</sup> approximately
- Storage room with access to the attic: 8 m<sup>2</sup>.

### OUTSIDE

- Adjoining laundry room; access from the outside or from a staircase leading from the attic: 6.2 m<sup>2</sup>.
- Pergola
- Garden shed
- Small garden/garden

## LOCAL TAXES

Taxe foncière: 402 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>