

Farmhouse, 4 bedrooms, stables, outbuildings, large garden, double glazing, oil heating, jacuzzi.



## INFORMATION

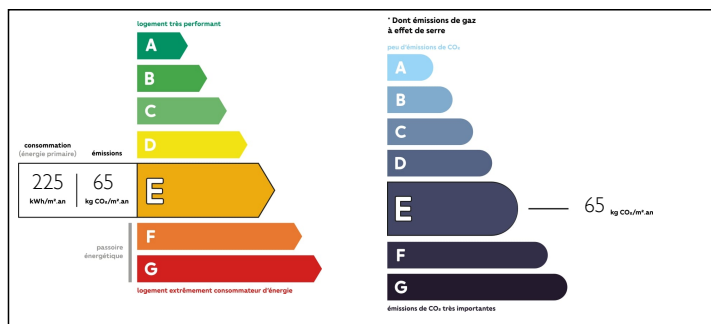
Town:	Val-de-Bonnieu
Department:	Charente
Bed:	4
Bath:	1
Floor:	228 m2
Plot Size:	3900 m2

## IN BRIEF

This 1779 farmhouse is a real gem in the heart of the Charente countryside. With its authentic features and period charm, it invites you to discover an exceptional place to put down your suitcases. Part of the house is double glazed. This will allow you to enjoy greater comfort whilst preserving the traditional character of the house. There is also a septic tank. The oil fired heating system provides an efficient and reliable source of heat all year round for your comfort. The location of this property is ideal, just 5 minutes from the village with all its amenities within easy reach. You'll have easy access to shops, schools and services whilst enjoying the peace and quiet of the countryside.



## 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: 1040 EUR

## NOTES

## DESCRIPTION

This farmhouse offers a spacious and functional interior layout with the following features:

Ground floor:

A welcoming entrance hall 7.50m<sup>2</sup> invites you to explore the rooms of the house.

The spacious 32 m<sup>2</sup> kitchen is both fitted and equipped. It has a fireplace, which adds a warm touch, and a period floor, which adds a touch of authenticity.

The 32 m<sup>2</sup> basement is a practical space where you can install your washing machine, boiler, oil tank and a workshop area.

The 31m<sup>2</sup> living room has an old fireplace and stone floors, making it a relaxing and convivial space.

A 16.30 m<sup>2</sup> gym with shower cubicle and separate toilet allows you to keep fit without leaving the house.

First floor:

Bedroom 1: A spacious 31.30m<sup>2</sup> bedroom with a fireplace and antique parquet floor.

Bedroom 2: A 33.40m<sup>2</sup> bedroom with fireplace, parquet floor, vanity unit and claw foot bath.

Bedroom 3: A 16.00 m<sup>2</sup> bedroom.

Bathroom: A large 24.50m<sup>2</sup> bathroom with oval bath, shower, two separate washbasins, Scandinavian sauna and separate toilet.

A 7 m<sup>2</sup> landing gives access to the 85 m<sup>2</sup> convertible attic. This is insulated and already has electricity and radiators.

Second floor:

Bedroom 4: A 24m<sup>2</sup> bedroom offering additional space for the residents.

Outbuildings:

Stable 1: A 58m<sup>2</sup> stable comprising 2 boxes, with a concrete floor and direct access from the store room.

Stable 2: A small 10m<sup>2</sup> stable.