

Stone village house. To renovate. 4 bedrooms. 1 office. Small garden. Close to shops and Mansle.



## INFORMATION

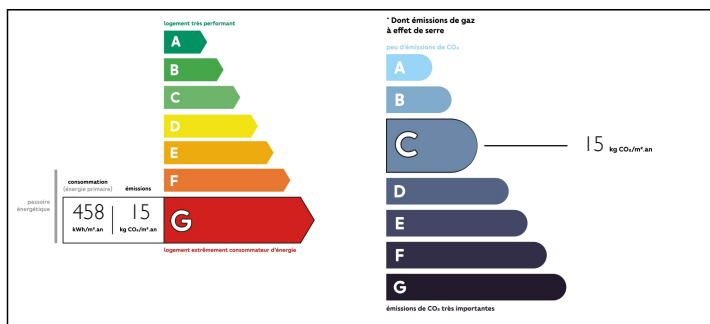
Town:	Val-de-Bonnieu
Department:	Charente
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	275 m2



## IN BRIEF

In a village with main amenities and schools, less than 10 km from Mansle, an ideal house to renovate! With its 4 bedrooms and office, this stone house offers a great potential for renovation to create a spacious and comfortable family home. The convertible attic is an additional asset. The numerous wooden floors and the fireplace already give a lot of character to the house. The small enclosed garden and the courtyard at the back of the house will also allow you to enjoy the outdoors. A strong point: the house is connected to the mains drainage. The property could also be suitable for a rental investment project. To see without delay.

## 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

### ON THE GROUND FLOOR

- Vast entrance/living room : parquet ; 22 m
- Living room with fireplace : parquet ; 17 m
- Dining room : parquet ; 15 m
- Kitchen : 8 m<sup>2</sup> / access to the yard
- WC
- Bathroom: basin, shower; 2,4 m<sup>2</sup>.
- Cellar with access to the outside ; 3,5 m<sup>2</sup>.
- Bedroom 1: parquet floor; 12 m<sup>2</sup>.
- Room 2: parquet floor; 10 m<sup>2</sup>.

### ON THE FIRST FLOOR

- Room 3 : parquet ; 9 m<sup>2</sup> / Dressing room of 5 m<sup>2</sup>.
- Room 4 : parquet ; 12 m<sup>2</sup> / Dressing room of 7 m<sup>2</sup>.
- Office : parquet ; 6,6 m

ATTIC suitable for conversion : 33 m

GARDEN / YARD

SHED

CELLAR

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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: **787 EUR**

## NOTES