

Charming renovated stone house. 2 bedrooms. Close to river. Barn and small outbuildings. Garden.



INFORMATION

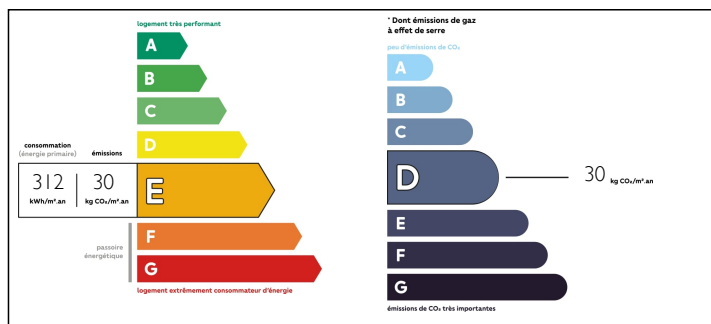
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|-------------|-----------------------|
| Town: | Beaulieu-sur-Sonnette |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 124 m2 |
| Plot Size: | 1325 m2 |



IN BRIEF

A unique, unspoilt setting for lovers of tranquillity and the river! Set in the heart of the Charente countryside, this renovated stone farmhouse offers charm and a privileged living environment. With its roof redone 6 years ago, its septic tank rebuilt in 2002 and a choice of heating systems (wood-burning stove, reversible air-conditioning or oil-fired boiler), the house already has plenty to offer. Inside, the large living room is particularly bright and pleasant, with its wood-burning stove, and the spacious bedrooms upstairs. The magnificent adjoining barn could be used to extend the house or create a gîte (subject to agreement). The courtyard and garden offer plenty of space for living or gardening. Whether you're going for a walk, fishing or relaxing, you'll find this house an ideal place to recharge your batteries on holiday or after work. The nearest amenities are less than 10 km away. The dynamic town of Chasseneuil sur Bonnieure...

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 comprises ;

on the ground floor

- * Fitted kitchen: 14 m².
- * Living/dining room with wood burner: 36 m².
- * A bathroom with WC: 12 m².

ON THE FIRST FLOOR

- *Bedroom 1: 30 m².
- *Bedroom 2: 25 m².

- *Adjoining barn (130 m²) and outbuildings (roofs)
- *Bread oven in good condition.
- *Courtyard and garden

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

LOCAL TAXES

Taxe foncière: 535 EUR

NOTES