

Charming stone houses. Non-adjoining gîte. 4/5 bedrooms. Horses possible. Enclosed garden. Near Mansle.



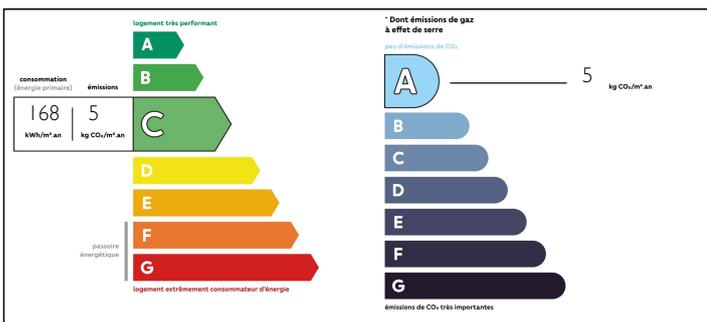
INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	5
Bath:	5
Floor:	230 m2
Plot Size:	17828 m2

IN BRIEF

Nestling in the Charente countryside close to all amenities, this group of two stone houses combines the comfort and charm of character homes: exposed stonework and beams, terracotta floor tiles, parquet flooring and wood-burning stoves combine with the comfort of a reversible heat pump. The main house, with its 3 bedrooms and 4 bathrooms (2 of which are en suite), is ideal for entertaining family and friends. The adjoining barn could also be used for an extension project. You could also choose to use the second house as guest accommodation or a gîte. The setting lends itself well to this: the terraces, the uninterrupted views and the surrounding paths are ideal for relaxing and walking. For horse lovers, a lovely plot of land (over 1.5 hectares) is adjoining. A property to see without delay, just 2.5 km from Saint-Angeau, 13 km from Mansle (N10 access to Angoulême and Poitiers) and 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

This property comprises ;

MAIN HOUSE

Ground floor

*Living/dining room: 31 m².

*Fitted kitchen: 12 m².

*Shower room with WC / Utility room: 10 m² of floor space

First floor

*Room/study on the mezzanine: 13.45 m².

*Bedroom 1: 16 m² with private shower room and WC: 4 m².

*Bedroom 2: 9.4 m².

*Bathroom with WC: 7 m².

*Bedroom 3: 20 m² with private shower room and WC: 7 m².

LOCAL TAXES

Taxe foncière: 1300 EUR

GITE

Ground floor

*Open-plan kitchen: 17 m².

*Living/dining room with wood-burning stove: 37 m².

*Shower room with WC: 4.29 m².

Mezzanine

*Office area: 11 m².

*Sleeping area for two: 19 m².

NOTES

*Attached garage/workshop: 60 m².

*Gravelled driveway

*Carport for 3 cars

*YARD, GARDEN and TERRACES (stone and wood)

*Garden sheds

*LAND: approx. 1.6 hectares

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