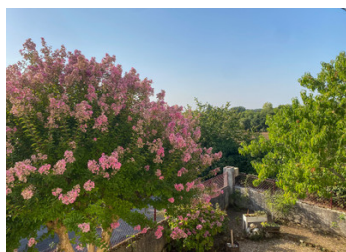


Charming and ideal small stone house. Garden and garage. 2 bedrooms. Close to a village with amenities.

EXCLUSIVE



INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	922 m2

IN BRIEF

A house with incredible charm! Nestled near the village of Saint-Angeau, this small old house with 2 bedrooms has a courtyard and a beautiful tree-lined garden, a garage and great potential for conversion and extension.

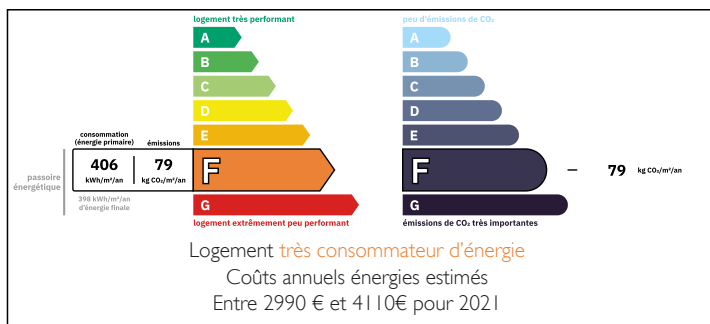
Close to the Bonnieure river (for fishing enthusiasts!), after some renovation work it could be your pied-à-terre in the countryside and in Charente, or an ideal home for a first purchase or a peaceful retirement.

The environment is particularly pleasant and quiet and the house enjoys a very good exposure.

With gas central heating, double-glazed windows, a fireplace with insert, beautiful old parquet floors and connection to mains drainage, this house is ready to welcome you in comfort!

Only 30 km from Angoulême and its TGV station. Also an excellent rental investment opportunity.

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:

GROUND FLOOR

- Former entrance hall/laundry room: 13 m²
- Kitchen: 9.5 m²
- Dining room/living room: 27 m²
- Shower room with WC: 4 m²

FIRST FLOOR

- Two bedrooms: 10 and 12 m² (currently adjoining but could be made separate)

ADJOINING ATTIC suitable for conversion: approx. 25 m² (currently accessible from outside)

GARAGE (25 m²) and small outbuilding
LARGE COURTYARD and GARDEN with trees

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

LOCAL TAXES

Taxe foncière: 203 EUR

NOTES