LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40922CGL16 Price: 239 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (225 000 EUR without fees)

Spacious and family-friendly house. 5 bedrooms. Detached. Barn. Garage and beautiful wooded land. Near Mansle.















INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	5
Bath:	2
Floor:	198 m2
Plot Size:	5390 m2

IN BRIEF

Nestled in a small hamlet, this spacious and comfortable house is just 11 km from Mansle and 25 km from Angoulême!

This charming old house was extended in the 1970s to offer generous space and volume. With its 5 bedrooms, office, large kitchen and living area, and 2 bathrooms, it's perfect for hosting family and friends in comfort. The wood-burning stove in the kitchen, central heating throughout the house via a recent heat pump, and double glazing ensure excellent living comfort.

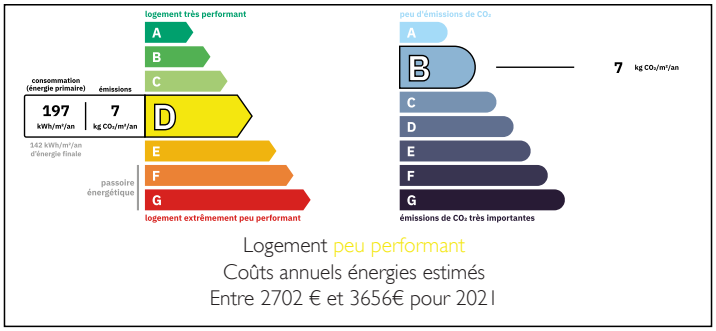
Outside, you'll enjoy two terraces and a peaceful, green setting with no overlooking neighbors.

The attached barn and basement garage provide plenty of space for storage, DIY, or hobbies.

The lower part of the garden could also accommodate animals.

Bonus : a magnificent carved-out cellar...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2702 € et 3656€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**802 EUR**

NOTES

DESCRIPTION

This property consists of:
GARDEN LEVEL
A garage: 37 m²
A laundry/boiler room
A workshop/storage room: 16 m²
A cellar: 33 m²

GROUND FLOOR
An entrance hall: 11 m²
An open-plan kitchen: 33 m²
A living/dining room: 34 m²
One bedroom: 13 m²
A shower room with toilet: 5.2 m²
A terrace: 20 m²

FIRST FLOOR
A mezzanine room: 14 m²
A landing: 8.8 m²
A bathroom with toilet: 10 m²
Three bedrooms: 20, 10, and 10 m²
A separate toilet

SECOND FLOOR
One bedroom: 19 m²
An office: 8.3 m²

*Attached barn: 58 m²
*Garden and adjoining land
*Small outdoor outbuildings

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