LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41663NWO16 Price: 120 000 EUR

agency fees to be paid by the seller

Lovely 3-bedroom character house with large garden. In a small, sought-after village near Aubeterre.















INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	896 m2

IN BRIEF

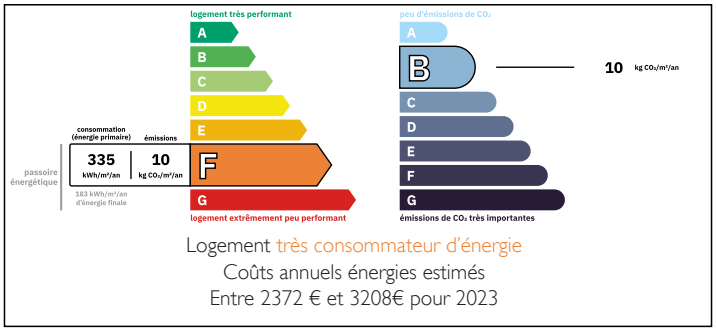
This house is located on a quiet side street in the centre of the village. There are two bar-restaurants and a grocery store in the immediate vicinity, as well as access to the river.

The house is semi-detached on one side and has a lean-to on the other side that is used for parking. It also has a large garden, which could accommodate a swimming pool and offers beautiful unobstructed views.

Ideally located just 5 km from Aubeterre-sur-Dronne, one of the most beautiful villages in France, and 5 km from Saint-Aulaye, a village with all the shops and services you need, as well as a beautiful river beach.

It is also 15 minutes from Chalais, a small, dynamic town, 45 minutes from Angoulême, and 1 hour 20 minutes from Bordeaux.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2372 € et 3208€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

The property is composed as follows:

Ground floor:
- Living room (17.8m²)
- Dining room (16.5m²) with fireplace and wood-burning stove
- Equipped kitchen (14m²) with laundry area
- Bedroom with shower room and toilet (12.3m²)
- Small storage room.

Upstairs:
- 2 bedrooms of 16.3m² and 20m² respectively
- Shower room with WC (1.8m²)

Outside:
- Shed (7m²)
- Lean-to used as a carport (20m²)
- Gravel courtyard and terrace
- Well
- Large garden with nice views

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

NOTES

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