LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43316CGL16 Price: 138 430 EUR

agency fees included: 9 % TTC to be paid by the buyer (127 000 EUR without fees)

Charming stone house. 3 bedrooms. Garage. Attached / detached garden. Close to Mansle. Not overlooked.

EXCLUSIVE















INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	2278 m2

IN BRIEF

A beautiful stone house with 3 bedrooms, located near Mansle in a peaceful, green setting.

This charming period property is ideal: with its 3 bedrooms, spacious living room with fireplace, enclosed and tree-filled garden, and garage, it also comes with another lovely plot of land almost adjoining the house.

An attic suitable for conversion offers great potential for additional living space.

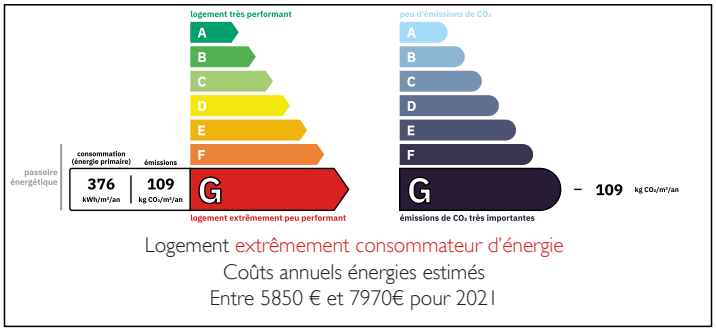
Already very comfortable with central heating and welcoming as it is, the house will be perfect as a family home, a country retreat, or a holiday property with just a few refreshes.

Only 3 km from a village with local shops (grocery stores, pharmacy, medical centre, hairdresser).

10 km from Mansle.

25 km from Angoulême (TGV station / Paris in 2h00, Bordeaux in 30 minutes).

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5850 € et 7970€ 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.

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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LOCAL TAXES

Taxe foncière:	**1195 EUR**

NOTES

DESCRIPTION

Layout / Floor Plan

GROUND FLOOR
Kitchen: 15 m²
Shower room: 7 m² with separate WC
Living room: 28 m²
A few steps up to an intermediate level:
Dining room: 14 m²
Bedroom 1: 14.4 m²
Storage room with internal access to the garage: 11 m²

FIRST FLOOR
Bedroom 2: 17 m²
Bedroom 3: 11 m²

CONVERTIBLE ATTIC: 40 m²

Additional Features
Garage (concrete floor): 37 m² (external and internal access)
Adjoining utility room / laundry room
Attached garden
Nearby non‑attached garden (just across a small dead‑end lane)
Several additional plots of woodland, meadow, and land included
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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