LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45228JR16 Price: 243 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (230 000 EUR without fees)

A very well presented three bed family home with very large kitchen and dining area, and spacious lounge















INFORMATION

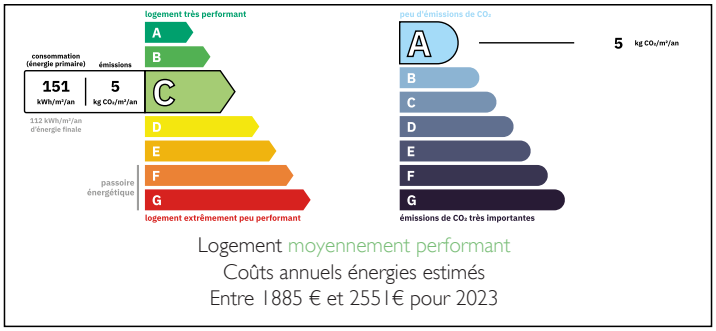
Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	336 m2

IN BRIEF

Just a few steps from the picturesque River Dronne, this beautifully presented village property, offers an exceptional blend of character, comfort and includes potential to further expand the accommodation into the partially converted attic floor and cellars

This three bedroomed house with two bathrooms features a generous family kitchen and dining area with exposed stonework and timber beams, alongside a spacious living room complete with wood-burning stove.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1885 € et 2551€ 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.

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NOTES

DESCRIPTION

This property has been lovingly renovated and refurbished to a high standard by the current owners, within just a few metres walk of the beautiful river Dronne, offers a character family home with excellent expansion potential into the partially converted attic for two more bedrooms as well as the spacious cellars

There is a large family kitchen, with plenty of dining and living space, wood burning stove, reversible air conditioning, a huge family living room, two bathrooms and a large cellar.

This property features spacious and airy living, as well as character features including wood burning stoves, exposed stone, timber beams and hardwood flooring whilst benefiting from modern conveniences such as double glazing and eco friendly features. There is a new reversible heat-pump (capable of both heating and cooling

There is off street parking and a very attractive outsider terrace area for relaxed entertaining.

Numerous photos and floor plans available on request.

Bonnes in the Charente is a quintessential French "hidden gem." While its neighbor, Aubeterre-sur-Dronne, gets all the fame for being one of the "Most Beautiful Villages in France," Bonnes offers a much more relaxed, authentic experience while still being just a 5-minute drive from the action.

Here's why it's a fantastic place to live:

1. The Riverside Vibe
Bonnes is defined by the Dronne River. It's arguably one of the most beautiful rivers in the region—crystal clear and surrounded by lush greenery.
Active Fun: You can rent canoes or kayaks to paddle