LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48696REC16 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

A great setting for a beautiful renovated stone house with terrasses, swimming pool, garage and 3620 m garden

EXCLUSIVE















INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	3620 m2

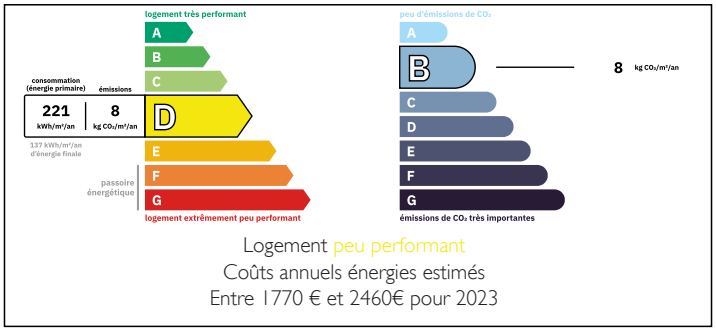
IN BRIEF

In a peaceful setting in the Dronne Valley, between the lively villages of Aubeterre-sur-Dronne and Saint-Aulaye, come and discover this beautiful, renovated stone house, featuring stylish, contemporary interiors on two levels. The property boasts a superb elevated terrace with breathtaking views overlooking the valley, as well as a lovely heated swimming pool, all set in landscaped gardens of 3,620 m².

The ground floor offers bright and comfortable single-level living, featuring a modern fitted kitchen opening onto the living room, which leads directly out onto the magnificent elevated terrace.
You will also find two lovely bedrooms, separated by a shower room with a walk-in shower.

On the garden level, there is a utility room and a bedroom with its own shower room- wc and an independent entrance. Perfect for welcoming friends

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1770 € et 2460€ 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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DESCRIPTION

Ground Floor:
Open-plan kitchen and living room – 34.5 m²

Tiled flooring, entrance door, window, large sliding glass doors and wood-burning stove. The kitchen, fitted and equipped in 2021, includes a central island, induction hob, extractor hood, electric oven, microwave oven, dishwasher and fridge-freezer. Mechanical ventilation system (VMC).

Raised terrace – 27 m²

Built in 2021, the terrace offers magnificent, uninterrupted views over the Dronne Valley.

Hallway – 5.2 m² Tiled flooring.

Bedroom – 11.8 m² Tiled flooring and window.

Shower room – 5.3 m² Tiled flooring, walk-in shower and laundry area.

Bedroom – 19.5 m² Laminate flooring, window and dressing room.

Garden Level:
Utility room – 4.5 m² Laminate flooring.

Bedroom – 14.7 m²
Laminate flooring, window and door opening directly onto the garden.

En-suite shower room with WC – 2 m² Laminate flooring.

Outside:

Parking spaces to both the front and rear of the property, with a main access driveway.

Covered carport beneath the raised terrace.

60 m² garage with a second driveway providing

NOTES