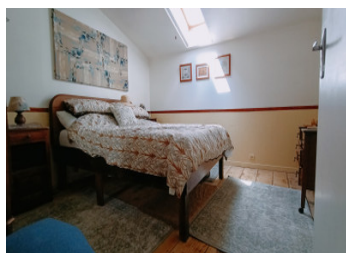


**UNDER OFFER.** Double glazing, septic tank, revised roof, wood burner, 2 bedrooms, separate studio.

## EXCLUSIVE



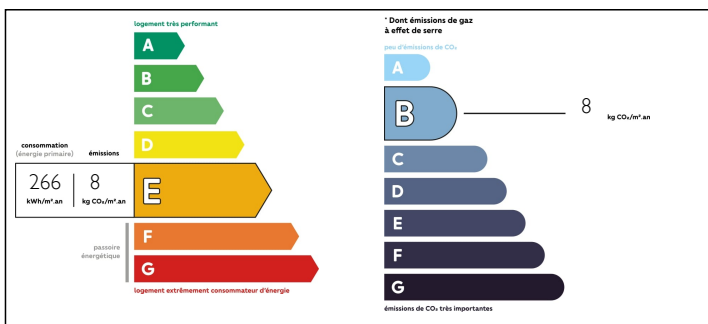
## INFORMATION

Town:	Saint-Ciers-sur-Bonnieure
Department:	Charente
Bed:	3
Bath:	2
Floor:	98 m <sup>2</sup>
Plot Size:	543 m <sup>2</sup>

## IN BRIEF

Possibility to sell furnished Situated in a quiet village, just 5 minutes from all amenities and the RN10, less than 30 minutes from Angoulême and its dynamic economy, and 1h15 from Limoges airport, this elegant residence offers a tranquil lifestyle. A charming house and a self-contained studio combine perfectly. The rear garden, an unspoilt haven of tranquillity, promises peace and privacy. Make the most of this space to recharge your batteries. A semi-covered patio, complete with barbecue and pizza oven, is the perfect place to spend evenings with friends. The large outbuilding provides ample storage and parking for your vehicles. This property is the perfect blend of practicality and country charm. A unique opportunity to live in a welcoming home with an independent studio, all in a setting that invites you to enjoy life's simple pleasures.

## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 95 EUR

## NOTES

## DESCRIPTION

The residence is divided into the following areas:

As you enter, the 5.65m<sup>2</sup> reception hall gives a first impression of the space.

The bright and spacious main living area is 40m<sup>2</sup> and includes a fitted kitchen. This is the heart of the house.

A 2.70m<sup>2</sup> hallway leads to a 4.10m<sup>2</sup> shower room where an Italian shower, washbasin and toilet create a modern relaxation area.

Ascending the stairs, a 0.95m<sup>2</sup> landing provides harmonious access to the bedrooms.

The first bedroom, measuring 12.85 m<sup>2</sup>, has a beautiful wooden floor which adds a touch of elegance.

The second bedroom, measuring 10.25 m<sup>2</sup>, opens onto the garden, creating a natural link between indoors and outdoors.

A separate 0.90 m<sup>2</sup> WC with washbasin completes this practical floor.

An independent studio enjoys its own space, with a 16.00 m<sup>2</sup> living room offering a welcoming ambience. A 5.80 m<sup>2</sup> fitted kitchen and a 3.15 m<sup>2</sup> shower room with sink, shower and toilet add to the practicality of this studio.

For storage or other projects, a large, spacious outbuilding of 82 m<sup>2</sup> offers endless possibilities.

To the front of the house, an inviting courtyard creates a charming first impression, while to the rear, a large garden provides a tranquil space to relax and enjoy nature.

All in all, this complete, well-appointed residence