

Lovely three bedroom village house with garden, well, games room and barn



## INFORMATION

Town:	Val-de-Bonnieu
Department:	Charente
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	432 m2

## IN BRIEF

Lovely home situated at the outskirts of a serene village, just 3 km away from convenient facilities. Brimming with enchantment, the house could benefit from modernization and a few final embellishments, yet it boasts a compliant septic tank and delightful original characteristics. The enclosed garden is perfect for a low-maintenance vacation property and includes off-road parking. Additionally, the barn provides ample storage space and can easily accommodate a sizable vehicle.



## 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: 250 EUR

## NOTES

## DESCRIPTION

The property in more detail...

### GROUND FLOOR :

- Living room : 33,5 m<sup>2</sup> with lovely stone floor
- Kitchen/dining room : 20,5 m<sup>2</sup>
- Utility room : 4,9 m<sup>2</sup> with access to the garden
- Shower room : 5,8 m<sup>2</sup> WC, shower and sink
- Games room : 17,9 m<sup>2</sup> with pool table & access to the barn

### FIRST FLOOR :

- Landing + corridor
- Bathroom : 8,6 m<sup>2</sup> with shower, bath, WC and sink
- Bedroom 1 : 10,8 m<sup>2</sup>
- Bedroom 2 : 10,8 m<sup>2</sup>
- Bedroom 3 : 10,7 m<sup>2</sup> with lovely wooden floor

### OUTSIDE :

- Enclosed garden
- Well
- small terrace
- Barn : 35,8 m<sup>2</sup>

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