

Charming stone house. 4 bedrooms. Courtyard and wooded garden with no overlooking neighbours. Barn and shed. P



## INFORMATION

Town:	Saint-Ciers-sur-Bonnieure
Department:	Charente
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	1498 m2

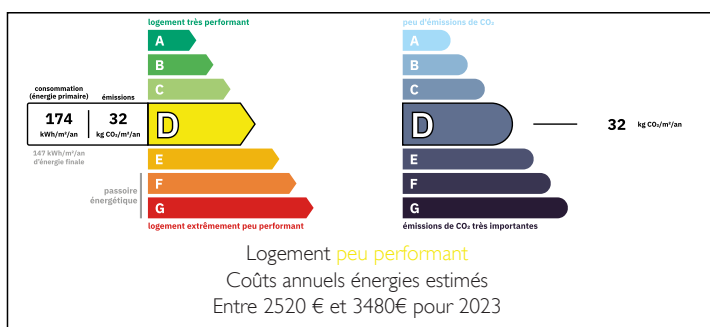
## IN BRIEF

Just 5 km from Mansle, this charming old house is ideal for those who love peace and privacy. With its large, enclosed garden with trees and its spacious private courtyard with no overlooking neighbours, you can enjoy a peaceful and rejuvenating environment.

Its four bedrooms, open-plan kitchen, living room with fireplace insert and large terrace make it a warm and comfortable home for entertaining family and friends. It would also be ideal for a family with children, as there are schools in the nearby villages. The house already has an oil-fired central heating system, which you can choose to use or modify. The beautiful barn and shed adjoining the house and accessible from the courtyard offer great possibilities, whatever your plans.

The bonus: a charming little guest house in the courtyard (to be finished restoring) which could be used as...

## 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.



## DESCRIPTION

\*The house comprises :

### GROUND FLOOR

- \*Living/dining room with fireplace insert: 28.37 m<sup>2</sup>
- \*Kitchen opening onto a dining area: 19.9 m<sup>2</sup>
- \*Pantry: 8 m<sup>2</sup>
- \*Bathroom: 7 m<sup>2</sup>
- \*Toilet
- \*a laundry room/boiler room: 6 m<sup>2</sup>

### FIRST FLOOR

- \* 4 bedrooms: 14, 10, 12.6 and 12.7 m<sup>2</sup>
- \*a toilet
- \*a large landing/living room: 24 m<sup>2</sup>
- \*Terrace: approx. 35 m<sup>2</sup>
- \*Courtyard and wooded garden
- \*Barn (110 m<sup>2</sup>) and open shed (30 m<sup>2</sup>)
- \*Small guest house to restore: approx. 35 m<sup>2</sup> of living space

Oil-fired central heating and fireplace insert

Schools nearby

5 km from the lively little town of Mansle and all its amenities. Access to the N10.

30 km from Angoulême and its TGV station

-----

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 900 EUR**

**Taxe habitation: EUR**

## NOTES