

Ref: A37641]JE16

Price: 388 000 EUR

agency fees to be paid by the seller

Charming riverside property in an exceptional setting, with 5 bedrooms, renovated barn and workshop.







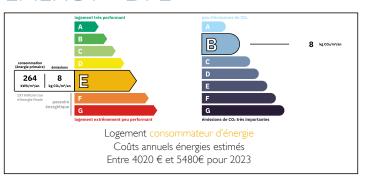








ENERGY - DPE



INFORMATION

Town: Bonnes

Department: Charente

Bed: 4

Bath: 3

Floor: 238 m²

Plot Size: 14085 m2

IN BRIEF

This former farmhouse is set in an enchanting, secret location with no neighbours. The vast grounds of 1.4 hectares, comprising a magnificent garden with many differents sorts of fruit trees, meadows and woods, run alongside the River Dronne for 400 metres with private access.

One part of the house has been converted into a 2 bedroom gîte (or guest house), and the other more spacious part of the house has 3 bedrooms. Several private, flower-filled terraces complete the property. The outbuildings have been completely refurbished and renovated, and now offer several multi-purpose areas.

Just 2 minutes from the village of Saint-Aulaye, with all amenities, a cinema and a lovely riverside beach, and 8 minutes from Aubeterre-sur-Dronne, one of France's most beautiful villages.

12 minutes from the towns of Chalais with a train station and 20 minutes to Riberac, both famous for...

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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LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

DESCRIPTION

Property in detail -:

Entrance hall - 24.05 m²

Kitchen - 17.65 m²

Living/dining room - 40.45 m²

Bedroom - II m² (with mezaninne - 5 m²)

Bath/shower room - 12.65 m²

 $WC - 2 m^2$

Living/dining room 47.40 m²

Bedroom - 10.25 m²

En-suite shower room with WC - 3.90 m²

Bedroom (mezaninne) 22.80 m²

Corridor - 4.80 m²

Bedroom - 17.30 m²

Store room (with cumulus) - 3.40 m²

Bedroom - 35.00 m²

En-suite bathroom with WC - 10.85 m²

Balcony - 5.00 m² Small attic space.

Workshop (with double glazing) - 84 m²

Workshop 86.60 m^2 (with large mezaninne - 44.50

 m^2)

Covered terrace - 73.50 m^2

3 small pig styes - 20 m².

NOTES

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

https://www.georisques.gouv.fr