

Superb contemporary 4-bedroom house in a green setting, with natural swimming pool and panoramic views.



INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	4
Bath:	3
Floor:	174 m ²
Plot Size:	6615 m ²



IN BRIEF

In an elevated position overlooking the Dronne Valley, this property, designed in 2009, offers absolute comfort.

Comprising two floors, it offers independent and flexible living spaces, as well as numerous terraces and a summer kitchen.

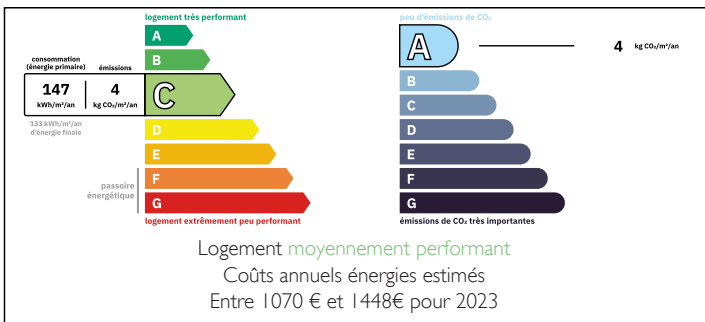
It is equipped with a wood-burning stove with integrated boiler, which supplies the central heating, and a solar water heater.

- Ideally located 5mn from Saint-Aulaye, a village with all amenities, and Aubeterre sur Dronne, one of the most beautiful villages in France, with a lovely riverside beach.

- 10 minutes from the small town of Chalais, with all amenities, a weekly market, as well as a train station connecting Bordeaux and Angoulême.

- 1 hour from Angoulême (TGV station), 1 hour from Bergerac (airport) and 1.5 hours from Bordeaux.

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

- Entrance hall (8m²)
- Living room (20m²) with wood-burning stove and access to the panoramic terrace
- Dining room (20.5m²) with open-plan kitchen (11.55m²) with access to shaded terrace and summer kitchen
- Bedroom (10m²) with shower room and toilet

GARDEN LEVEL

- Bedroom 2 (14.3 m²) with access to a private terrace
- Bedroom 3 currently used as an office (16 m³) with access to a private terrace
- Bedroom 4 (37 m²) with shower room and toilet.
- Utility room (6.3 m²)
- Toilet

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

OUTSIDE

- Natural filtration swimming pool of 11 x 4m
- Various terraces
- Garage with carport
- Large lean-to
- Orchard, vegetable garden and woods

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

NOTES