

Ideal family home. 4 bedrooms. Swimming pool. Garden and garage. Close to amenities/school.



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Val-de-Bonnieu |
| Department: | Charente       |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 200 m2         |
| Plot Size:  | 8660 m2        |



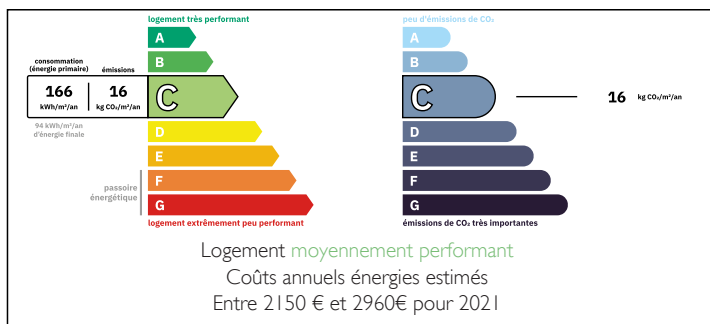
## IN BRIEF

Located in a quiet hamlet close to the lively village of Saint-Angeau, this beautiful house built in 2001 has some major advantages: a good energy rating, a generous living area, four bedrooms and two bathrooms, and spacious living areas opening onto a magnificent terrace and swimming pool. With no neighbours in sight, this house is both intimate and comfortable (underfloor heating with air/water heat pump, oil-fired condensing boiler, excellent exposure) and practical (carport for two cars, electric roller shutters, walk-in wardrobes and large bay windows overlooking the outside, fitted kitchens).

The partially converted basement provides space for entertaining family, friends and guests or for setting up a home-based business.

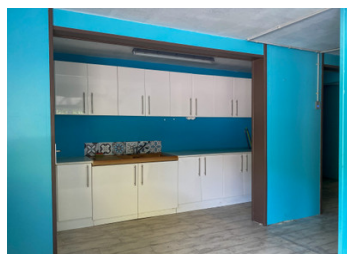
Set in the Charente countryside, the house is ideally located between Chasseneuil sur Bonnieure and Mansle (12 and 14 km away), and only 30 km from Angoulême and its TGV station...

## 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 :

### BASEMENT :

- Bedroom 1 with dressing room : 14m<sup>2</sup>
- Shower room
- Toilet
- Garage
- Cellar
- Utility room

### GROUND FLOOR/GARDEN

- Entrance hall with toilet
- Bedroom 2 with dressing room : 11.35m<sup>2</sup>
- Living room (access to terrace and swimming pool)
- Fitted and equipped kitchen : 26.10m<sup>2</sup>
- Summer kitchen/heated living room (also with access to terrace and swimming pool) : 42m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

### FIRST FLOOR

- Bedroom 3 : 13.6m<sup>2</sup>
- Bedroom 4 : 13.7 m<sup>2</sup>
- Toilet
- Bathroom (shower and bath)

\*CARPORT for 2 cars

\*Secure chlorine swimming pool : 10 x 5

\*GARDEN and COURTYARD

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

## NOTES