

## Charming Three-Bedroom Village House with Outbuildings in Lonnes, Charente

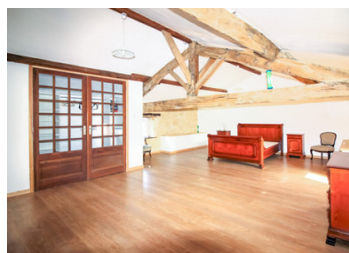


## INFORMATION

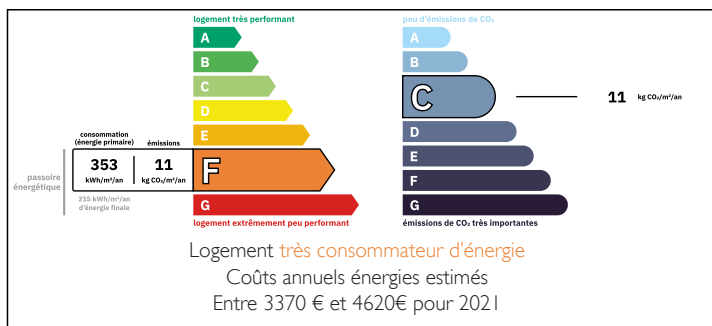
|             |          |
|-------------|----------|
| Town:       | Lonnes   |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 146 m2   |
| Plot Size:  | 662 m2   |

## IN BRIEF

A charming three-bedroom house in the heart of Lonnes, Charente, offering a perfect blend of character and practicality. Featuring a ground-floor living area, upstairs bedrooms, and generous outbuildings, this property is ideal for those seeking a tranquil rural home with easy access to nearby cities and transport links.



## 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

Located in the picturesque village of Lonnes (16230), in the Charente department, this traditional stone house offers comfortable living spread across three floors. The property comprises:  
Ground floor: living room and kitchen.

First floor: two bedrooms, shower room with WC, landing.

Second floor: bedroom with en suite bathroom and WC.

Externally, the property includes two sizeable stone-built outbuildings, a private garden, and a courtyard — offering scope for storage, renovation, or additional living space.

Lonnes is a charming village with nearby amenities set in a peaceful rural setting yet well-connected to surrounding towns and cities : Ruffec 14 km and Mansle 10 km the local market towns, both with supermarkets, schools, access to the Charente River, bars and restaurants and a local Hospital in Ruffec, Angoulême, the department's main city, lies about 40 km away, offering a wide range of services, cultural attractions, and shopping facilities. Cognac is around 45 km, and Périgueux approximately 50 km. For transport, the property benefits from easy access to the D939 and D737 roads, connecting to the A10 motorway. Angoulême – Brie Champniers Airport is just 35 km away, with larger airports in Bordeaux (140 km) and Limoges (90 km) providing both domestic and international flights.

This property offers a rare opportunity to own a traditional Charentais home with character, scope, and excellent connectivity to both local and regional hubs.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES