

Charming Stone House – 2/3 Bedrooms – Single-Level Living – Courtyard – Close to Village Center and Amenities



INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	2
Bath:	2
Floor:	170 m2
Plot Size:	295 m2



IN BRIEF

UNDER OFFER. An Ideal Home with Potential for Single-Level Living, just Steps from the Village Center of Saint-Angeau !

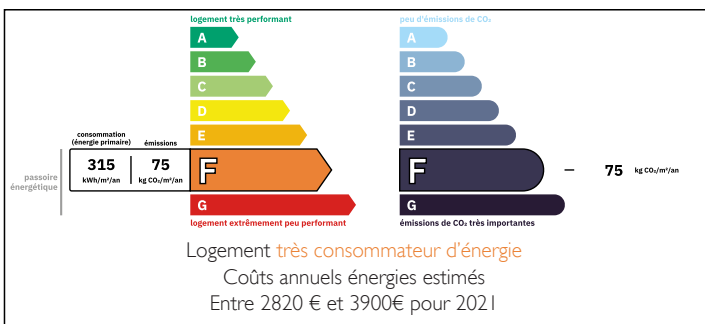
This charming stone house is located in a peaceful hamlet, very close to the first amenities of a typical Charente village. With its inviting living space (featuring a wood-burning stove), 2 or 3 bedrooms, and a shaded courtyard, it offers both comfort and easy maintenance.

There is also the possibility to acquire, just a few meters away, a beautiful building plot.

An ideal property for a first-time buyer, a quiet retirement, a rental investment, or a holiday home in Charente!

Only 30 km from Angoulême and its TGV train 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

*Charming House with Courtyard and Terrace – 170 m² of Living Space + Optional Building Plot
Located in a peaceful setting, this warm and welcoming home offers generous spaces and plenty of natural light. The layout includes:

Ground Floor:

- Entrance / Veranda: 9 m²
- Fitted Kitchen: 13.3 m²
- Spacious Living / Dining Room with Wood Stove: 34 m²
- Bedroom 1: 15 m²
- Office or Small Bedroom: 8.4 m²
- Shower Room: 6.5 m²
- Separate WC
- Large Utility / Back Kitchen/Room to Renovate or Convert : 30 m²

First Floor:

- Walk-through Room (ideal as a dressing room or bedroom): 18 m²
- Bathroom with Whirlpool Bathtub and Sink: 3.5 m²
- Bedroom 2: 32 m²

*Outdoor Features:

- Courtyard with Terrace
- Optional: Just a few steps away, a lovely 800 m² building plot with small outbuildings is available for purchase.

LOCAL TAXES

Taxe foncière: **736 EUR**

Taxe habitation: **EUR**

NOTES

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