

Charming home blending modern comfort and historic charm in a 2560m garden and garage.



## INFORMATION

Town:	Bonnes
Department:	Charente
Bed:	3
Bath:	2
Floor:	152 m2
Plot Size:	2560 m2



## IN BRIEF

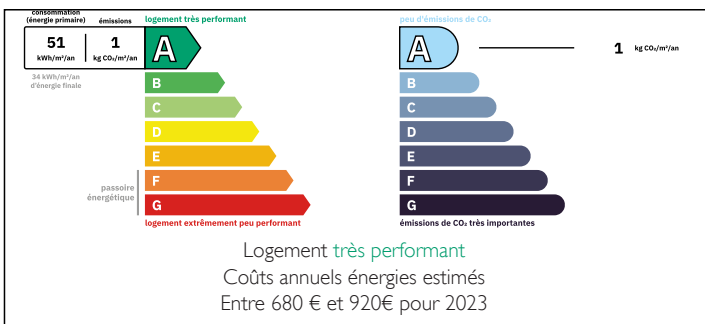
Discover this stunning home located in Bonnes, perfectly combining modern comfort with the charm of the old. Fully and carefully renovated, it offers high-quality finishes and excellent energy performance with an A-rated DPE, ensuring comfort and energy savings throughout the year.

The living spaces are spread over two levels. On the ground floor, you will find a through-entry hall, an open-plan kitchen leading to a large living area, an additional sitting room which could be an office or sewing room, a bedroom, a shower room, a WC, a dressing area, and a utility/laundry room.

On the first floor, there is a cozy lounge, two additional bedrooms, a second shower room, and a WC.

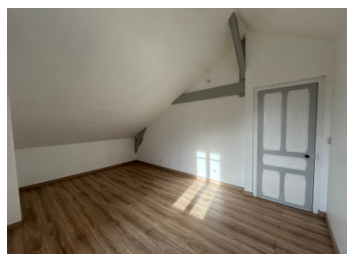
Outside, a large covered terrace, a garage/workshop, and three storage sheds complete the property, all set on a beautiful 2,560 m<sup>2</sup> plot.

## 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

Discover this stunning home located just a few minutes from Bonnes, a small village with local amenities and two bars/restaurants, nestled in the Dronne Valley between Aubeterre-sur-Dronne and St Aulaye.

The house has been fully renovated with character, where modern comfort perfectly blends with the charm of the old. It offers high-quality finishes and excellent energy performance, with an A-rated EPC, ensuring optimal comfort and energy savings throughout the year. Every detail has been carefully considered to combine functionality, elegance, and well-being, making this home a warm and inviting place to live.

The living spaces are spread over two thoughtfully arranged levels offering practicality and everyday comfort. On the ground floor, you will enjoy a fully equipped kitchen with an induction hob, opening onto a bright and welcoming living area with a wood-burning stove. This space is ideal for entertaining family and friends. It leads on to another living area with large windows and a door leading out into the garden - perfect for an office space or sewing room. To complete the ground floor level you will also find a beautiful 16 m<sup>2</sup> bedroom with a dressing area, a shower room with Italian-style shower, a separate WC, a storage area, and a utility/laundry room.

Upstairs, two additional bedrooms and a cozy lounge create a peaceful retreat, perfect for relaxation. A second shower room and a WC add to the functionality of this floor, ensuring comfort and privacy for everyone.

Outside, the property boasts a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES