

Charming stone house. 3 bedrooms. Garage. Attached / detached garden. Close to Mansle. Not overlooked.

EXCLUSIVE



INFORMATION

Town:	Val-de-Bonnieure
Department:	Charente
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	21800 m2

IN BRIEF

A beautiful stone house with 3 bedrooms, located near Mansle in a peaceful, green setting.

This charming period property is ideal: with its 3 bedrooms, spacious living room with fireplace, enclosed and treellfilled garden, and garage, it also comes with another lovely plot of land almost adjoining the house.

An attic suitable for conversion offers great potential for additional living space.

Already very comfortable with central heating and welcoming as it is, the house will be perfect as a family home, a country retreat, or a holiday property with just a few refreshes.

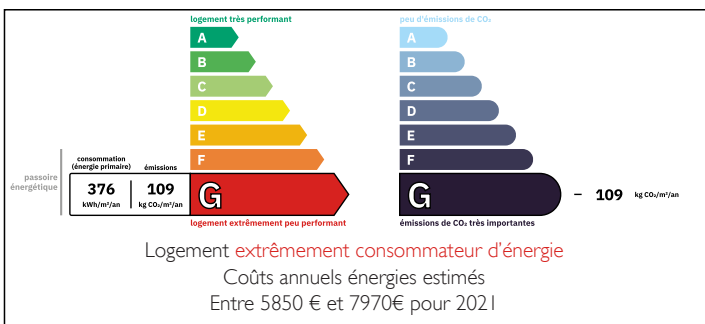
Several plots of meadow, woodland, and agricultural land within the commune are also included in the sale.

Only 3 km from a village with local shops (grocery stores, pharmacy, medical centre, hairdresser).

10 km from Mansle.

25 km from Angoulême (TGV station / Paris in

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

Layout / Floor Plan

GROUND FLOOR

Kitchen: 15 m²

Shower room: 7 m² with separate WC

Living room: 28 m²

A few steps up to an intermediate level:

Dining room: 14 m²

Bedroom 1: 14.4 m²

Storage room with internal access to the garage: 11 m²

FIRST FLOOR

Bedroom 2: 17 m²

Bedroom 3: 11 m²

CONVERTIBLE ATTIC: 40 m²

Additional Features

Garage (concrete floor): 37 m² (external and internal access)

Adjoining utility room / laundry room

Attached garden

Nearby non-attached garden (just across a small dead-end lane)

Several additional plots of woodland, meadow, and land included

LOCAL TAXES

Taxe habitation: EUR

NOTES

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