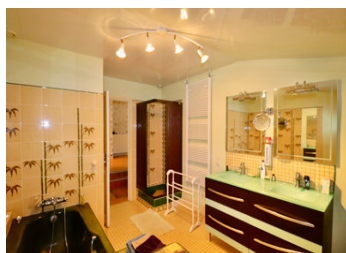


Detached spacious 4 bed house in Grande Champagne, large garden, near amenities good energy level rating.



INFORMATION

Town:	Bonneuil
Department:	Charente
Bed:	5
Bath:	3
Floor:	213 m2
Plot Size:	17499 m2



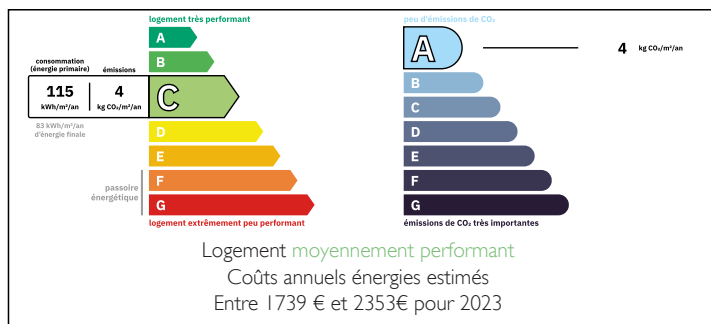
IN BRIEF

A lovely & spacious 4 bed detached house in the commune of Bonneuil, near the town of Chateaufort-sur-Charente in the south-western Charente.

Boasting over 210m2 habitable space, the house includes a large reception room, open kitchen, four bedrooms, three bathrooms (one on the ground floor), a ground floor study with bedroom potential and an integrated garage. A self-contained part of the house, with its own entrance, offers income potential.

The property sits on a plot of over 4 acres and has its own private, enclosed garden, a good sized orchard (fruit and truffle trees) behind and a large pasture to the side. The land, in the prestigious and fertile grand champagne region, is highly prized among local Cognac producers.

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.



LOCAL TAXES

Taxe foncière: 934 EUR

NOTES

DESCRIPTION

A detached property of 213.5m² habitable space with small outbuildings and an attached plot of land of 1.7 hectares.

Located on the outskirts of the village of Bonneuil in the south-western Charente.

Entering the property through electrically operated entrance gates takes one up a short driveway to a parking space in front of the house for 2-3 cars. The garden surrounding the house is fully enclosed and includes a couple of small outbuildings as well as a covered tiled dining terrace on one side with direct access to the ground floor living space.

A glazed front door leads to an entrance hallway of 20.5m² with the living space of 46.5m² on your left, staircase to the first floor in front of you and small corridor leading to the integrated garage/ workshop/ boiler room of 42m² on your right. Also on the right is the ground floor shower room with lavatory of 7.5m².

The living space comprises a salon with inset wood burner in a stone chimney, dining room and semi-open plan fully fitted kitchen of 15m². Large glazed doors ensure plenty of natural light and allow easy access to the front of the house and the side tiled terrace. Leading off the salon is a good-sized bureau of 14m² that could be used as a ground floor bedroom. Behind the kitchen is a second, smaller kitchen/ back kitchen storage space of 8m².

On the first floor, a corridor of 14.5m² leads to three bedrooms of...