

Newly restored detached stone cottage with 2 bedrooms, numerous outbuildings and over 3 hectares of land.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	35009 m2



IN BRIEF

This recently modernised cottage offers generous, comfortable accommodation and would be ideal either as a lock-up-and-leave holiday base or permanent home.

It has numerous stone barns that could be converted into further accommodation (subject to planning permission) and it also boasts more than 3 hectares of land.

Situated just 7km from the village of Aubeterre - one of the prettiest villages in France - a very sought after area.

Early viewing is recommended.

ENERGY - DPE

DPE blank.

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

You approach the property along a little lane and then up its own driveway.

Across the paved terrace area to the front door that opens into the fully fitted kitchen/diner(44m²), which has Malaysian hardwood work surfaces on the kitchen cupboards.

To the right hand side, there is a cosy sitting room (19m²)and through the kitchen, there is the sun room (11m²), which has double doors to the side terrace.

Upstairs, there are two bedrooms (19m² and 17.5m²) and a bathroom (7.5m²).

Outside, you will find the stone barns around a central lawned area and beyond, there is a large field, ideal for livestock but could be used for camping, given the correct permissions.

All told, a ready to move into house with limitless business potential.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES