

Edge of Aubeterre, 5 bed, 2 bath house with-in a co-prop. Shared Pool and gardens. Stunning views



INFORMATION

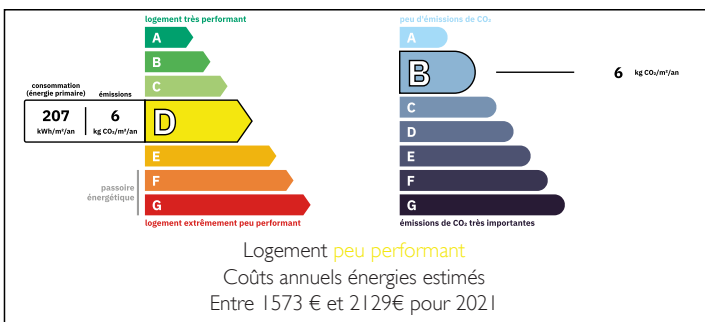
Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	5
Bath:	2
Floor:	136 m2
Plot Size:	0 m2



IN BRIEF

This property is situated on the edge of Aubeterre sur Dronne, which is classed as one of the prettiest villages in France, with its little shops, restaurants, bars and the river Dronne to enjoy swimming and canoeing. All of which is in walking distance from the property.

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 habitation: EUR

NOTES

DESCRIPTION

This property, with stunning views over the Dronne Valley, benefits from a recent renovation and modern, high-quality finishes.

On the first floor, you will find a bright living area with an open-plan, fully equipped kitchen and French doors opening onto a large balcony, perfect for social gatherings.

First Floor:

Living room (25.7 m²) with wood-burning stove
Kitchen (13.3 m²), fitted and equipped with American-style fridge-freezer, oven, hob, and dishwasher

Bedroom 1 (10 m²)

Bedroom 2 (10.6 m²), currently used as an office

Bathroom (7.5 m²) with bathtub, large shower, WC, washbasin, and heated towel rail

Stairs lead down to the ground floor. Halfway down, a small landing with a large glass door opens onto the rear garden and the shared swimming pool.

Ground Floor:

Bedroom 3 (16.8 m²)

Bedroom 4 (24 m²) with kitchenette

Bedroom 5 (9 m²)

Shower room with WC, large walk-in shower, washbasin, and heated towel rail

Storage cupboard with plumbing for a washing machine

With independent entrances on each level, the house can function as two separate apartments or as a large family home, ideal as a main residence or a holiday home.

Exterior:

Grounds maintained by the condominium

Swimming pool 12 m x 6 m with heated lining