

**UNDER OFFER - Magnificent 4-bedroom stone house with adjoining gîte, lovely swimming pool and outbuildings.**



## INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	4
Floor:	285 m2
Plot Size:	2021 m2

## IN BRIEF

This former farmhouse, now renovated into a large house full of character, boasts spacious rooms and modern comfort. Its layout also allows part of the house to be used as a gîte, with 2 or 3 bedrooms, or as a guest house.

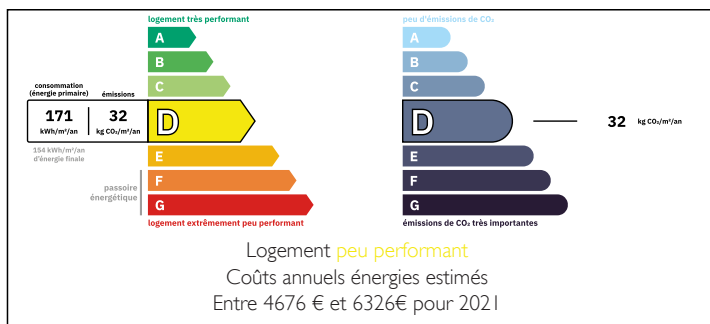
The beautifully landscaped garden is not fenced, giving a feeling of spaciousness. A large swimming pool and old, attractive outbuildings complete the property.

Situated just 5 minutes from Aubeterre, one of the most beautiful villages in France, and 9 minutes from the small town of Chalais, with all amenities and a lovely weekly market.

Also 50 minutes from Angoulême, 1 hour from Bergerac and 1.5 hour from Bordeaux.



## 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:** 2051 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

- + The house has oil-fired central heating (Viessmann boiler)
- + Partial double glazing
- + Septic tank to be reviewed

It is composed as follows:

Ground floor

- Fitted kitchen / dining room (33m<sup>2</sup>) and mezzanine (17m<sup>2</sup>)
- Lounge with large fireplace and wood burner (43m<sup>2</sup>)
- Rear entrance (8m<sup>2</sup>) with corridor leading to 2 of the bedrooms and the gîte
- Bathroom with wc (4.75m<sup>2</sup>)
- Shower room (3,2m<sup>2</sup>)
- Lower bedroom with stone fireplace and antique features (31.5m<sup>2</sup>)
- Attic bedroom (18.8m<sup>2</sup>)
- Boiler/laundry room (16m<sup>2</sup>)
- Gîte kitchen (22.6m<sup>2</sup>)
- Living room (29m<sup>2</sup>)
- Wooden staircase leading to a mezzanine (8m<sup>2</sup>) and further up, an attic bedroom (11m<sup>2</sup>)

First floor

- Bedroom (23m<sup>2</sup>) with shower room and wc (4.9m<sup>2</sup>) with air-conditioning
- Bedroom (29m<sup>2</sup>) with shower room and wc (4m<sup>2</sup>) with air-conditioning

Outside

- Large sunny terrace
- Small private courtyard (gîte)
- Garage (18,5m<sup>2</sup>)
- Dovecote
- Swimming pool 10 x 5m and pool house
- Wood shed
- Well

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Information about risks to which this property is exposed is available on the Géorisques website :