

PERFECT HOLIDAY HOME!! 3 bedroom modern house with swimming pool. 5 minute walk to golf, tennis & bar.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	3
Bath:	2
Floor:	101 m ²
Plot Size:	861 m ²



IN BRIEF

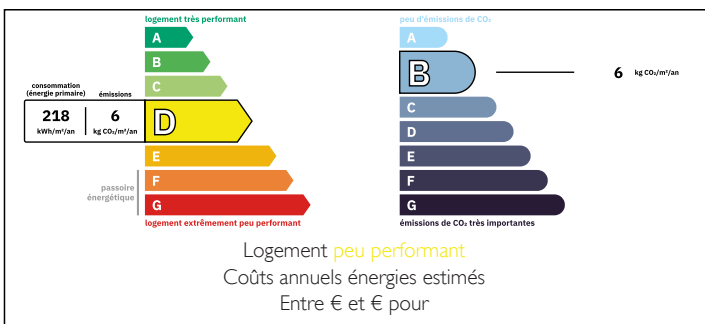
This recently built and well-insulated property with heated swimming pool offers the potential for rental income throughout most of the year as well as being a no hassle holiday home!



Close to one of the most beautiful villages in France and within walking distance to a popular holiday domaine.



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

Entering this impressive property, you find yourself in an open-plan kitchen, dining, and living space, complete with comfortable furnishings and double doors that lead to a spacious covered terrace and garden at the back.

On the ground floor, there are two bedrooms which share a separate shower room and toilet. The tower bedroom features panoramic countryside views, and is accessed via a staircase from a distinct lobby area, which also includes another shower room and toilet.

The property extends to a rear terrace and garden, again leading to the secure, heated swimming pool.

Additionally, there is an option to purchase this property and the neighbouring property to enjoy the income of two great properties with a shared, heated pool. Please look at Ref. A32589NIE16 for more information.

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