

TOP INVESTMENT OPPORTUNITY! TWO beautiful 3-bed villas with pool & instant income close to golf & facilities.



INFORMATION

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|-------------|----------------------|
| Town: | Aubeterre-sur-Dronne |
| Department: | Charente |
| Bed: | 6 |
| Bath: | 5 |
| Floor: | 201 m2 |
| Plot Size: | 1246 m2 |

IN BRIEF

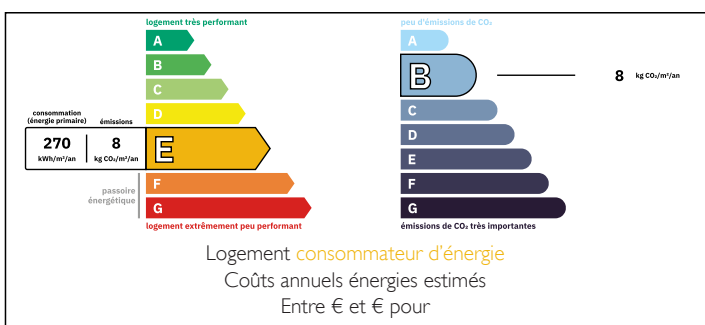
Two recently built and well-insulated properties with shared heated pool and gardens offer the potential for rental income throughout most of the year.

A nearby resort caters to holiday guests, wedding parties, and seminar attendees, suggesting the possibility of consistent income generation. *Access to these facilities (except golf) is dependant on use of the management company for rental management.

Additionally, an established on-site property management company, with over 30 years of operation, could manage all maintenance, turnovers, and reservation logistics.



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

Property 1

The first property, a converted old barn that once served as a wine press, maintains its original charm. It has been completely renovated inside, offering an elegant living space. It boasts stunning views and shares a swimming pool with the adjacent property.

The primary living area is on the upper floor, taking advantage of the expansive views over the Charente and Dordogne valleys. The fully equipped kitchen, dining & living area lead out to the balcony through two sets of double doors.

The ground floor houses three tastefully finished bedrooms, each with an en-suite bathroom. These double bedrooms have doors that open to the garden or terrace.

The property includes a well-maintained, moderately sized garden, enclosed for privacy, with a terrace perfect for al fresco dining.

Property 2

Entering the second 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.

For information on previous years income generation please message me for information.

Additionally, there is an option to purchase these

LOCAL TAXES

Taxe habitation: EUR

NOTES