

Spacious 4-bedroom farmhouse with outbuildings and large garden, on the edge of the village of Aubeterre



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	2
Floor:	147 m ²
Plot Size:	5160 m ²



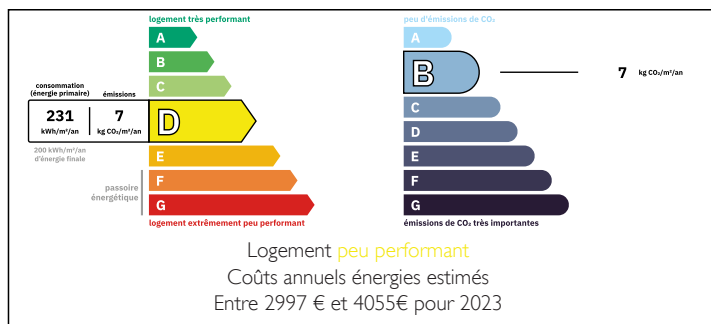
IN BRIEF

This charming property is situated in a small, peaceful hamlet, within walking distance of the village of Aubeterre-sur-Dronne, one of the most beautiful villages in France. Spacious and very well maintained, and with its 4 bedrooms, it would be perfect for a large family or holiday home, as well as being rented out as a gîte.

Ideally located 15min. from the small town of Chalais, with all amenities and a large weekly market, as well as a train station linking Bordeaux to Angoulême.

30min. from Cognac, 50min. from Angoulême, as well as 1h from Perigueux and Bergerac, and 1h30 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.



DESCRIPTION

- + Heating: wood stove and pellet stove + electric heating in bedrooms
- + Compliant septic tank
- + Double-glazed windows throughout the house

- Entrance hall (7.90m²)
- Shower room with utility area (5m²)
- Bedroom 1 (9.65m²)
- Bedroom 2 (9.45m²)
- Fitted kitchen with dining area (21.35m²)
- Dining room (14,9m²)
- Living room (22m²)
- Bedroom 3 (16m²) with shower room (3.53m²)

First floor:

- Mezzanine (22m²)
- Bedroom 4 (18m²)
- Convertible attic (29m²)

Outside:

- Garage (28m²) with lean-to at rear (15,4m²)
- Shed (19,8m²)
- Summer kitchen (10,3m²)
- Garden shed (17m²)

- Large wooded plot of approximately 5000m²
- Terrace alongside the house

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

LOCAL TAXES

Taxe foncière: **637 EUR**

Taxe habitation: **EUR**

NOTES