

Large house on 3 levels with 3 bedrooms and 2 bathrooms, small courtyard and terrace with magnificent view.



## INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	3
Bath:	2
Floor:	260 m2
Plot Size:	542 m2

## IN BRIEF

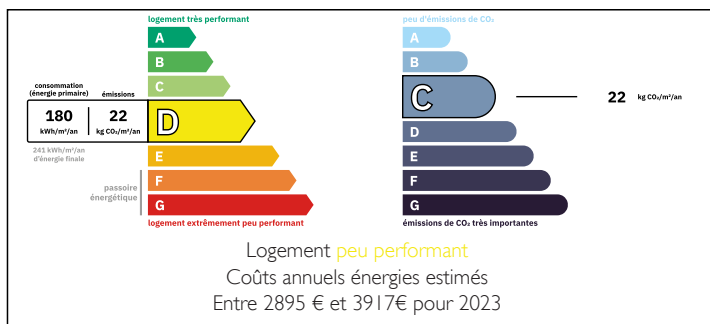
This spacious house is just a short walk from the centre of Aubeterre, one of France's most beautiful villages. It has 3 levels, is very bright and offers plenty of space.

A 355m2 non-attached garden is included in the lot. It is connected to mains drainage and has oil-fired/heat pump central heating. The windows are single-glazed.

Situated 10 minutes from the small town of Chalais, 50 minutes from Angoulême, 1 hour from Cognac and Bergerac, and 1.30h hours 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

### GROUND FLOOR:

- Living room with open kitchen (40m2)
- Sitting room (25.5m2)
- Bathroom with shower and bath (16m2)
- Shed and wc (6,75m2)
- Outside terrace (24m2)

### 1st FLOOR:

- 3 bedrooms of 25, 18 and 14 m2 respectively
- Shower room and wc (12,3m2)

### 2nd FLOOR:

- Attic

### BASEMENT:

- Workshop
- Cellar
- 2 small sheds
- Small courtyard with gate to the rear of the house.
- Detached garden of 355 m2 with water well

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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