

Character property with 2 gîtes, barn, lean-to and meadow. Quiet and privileged setting, with no neighbours.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	8
Bath:	4
Floor:	333 m2
Plot Size:	12545 m2



IN BRIEF

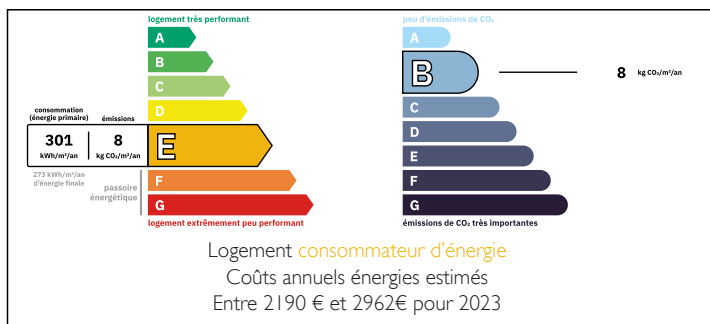
This beautiful character house is set in beautiful surroundings with magnificent views over the rolling countryside of the South Charente.

It has 4 bedrooms, as well as 2 gîtes with 2 bedrooms each, a large barn, a lean-to that can accommodate 4 vehicles, an above-ground swimming pool, a large garden and a meadow below.

Ideally situated 5 minutes from Aubeterre sur Dronne, one of the most beautiful villages in France, and 15 minutes from Chalais, a small town with all amenities.

45 minutes from Angoulême (TGV station), 1 hour from 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.



LOCAL TAXES

Taxe foncière: 2032 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE (176m2)

Ground floor:

- Entrance hall (14m2)
 - Living room (28.7m2) with fireplace and wood-burning stove
 - Kitchen (23.5m2)
 - Boiler/laundry room and pantry (17.6m2) with access to additional bedroom upstairs (22m2)
 - Lounge with bar (15.75m2)
 - WC
 - Bedroom 1 (12.3m2) with dressing room (2.13m2)
 - Bathroom (10m2) with walk-in shower, bath and double basin.
- First floor
- Bedroom 3 (13.6m2)
 - Bedroom 4 (10.4m2)
 - Shower room (6.44m2)

GÎTE 1 (85m2)

- Living room (22m2)
- Sunken kitchen (16.8m2)
- TV lounge on mezzanine (13.6m2)
- Bedroom 1 (12m2)
- Bedroom 2 (14, 8m2)
- Bathroom (6 m2) with shower and bath
- WC

GÎTE 2 (71m2)

- Living room (38m2) with open plan kitchen (6 m2)
- Bedroom 1 (11,6m2)
- Bedroom 2 (11m2)
- Shower room (5m2)
- WC

OUTSIDE:

- Attached barn (187m2)
- Lean-to (67m2)
- Above-ground swimming pool (7 x 4m)
- Garden and meadow