

Charming Charentaise 4 Bedroom Home with Outbuildings & Enclosed Garden near Aubeterre



INFORMATION

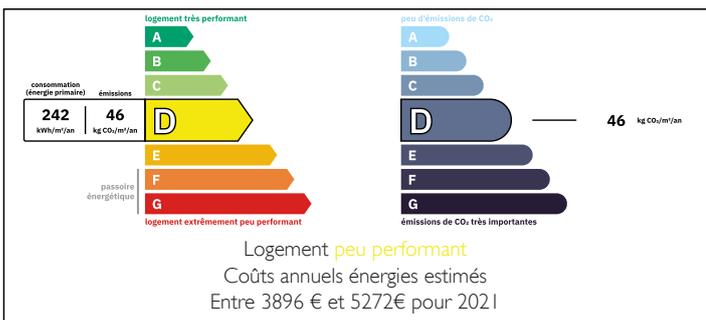
Town:	Bellon
Department:	Charente
Bed:	4
Bath:	2
Floor:	164 m ²
Plot Size:	3272 m ²



IN BRIEF

This charming Charentaise-style property offers 164 m² of living space in a peaceful village setting near the Dordogne border. With four bedrooms, bright reception rooms, outbuildings, and a large enclosed garden, it perfectly blends character, comfort, and potential. Ideally located close to Chalais station and just minutes from Aubeterre-sur-Dronne, it suits both permanent living and a country retreat lifestyle.

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

Set in the tranquil village of Bellon, close to the Dordogne border, this attractive Charentaise property combines authentic character with modern comfort. Offering approximately 164 m² of living space, the house features four bedrooms, one bathroom, one modern shower room, three WCs, a fitted kitchen with dining area, and a welcoming 36 m² living room. Two bright verandas extend the living space, allowing year-round enjoyment of the garden.

The interior is particularly refined, with exposed stonework and wooden floors, while benefiting from double glazing and a mixed heating system using oil and wood-burning stoves for comfort and efficiency.

Outside, the property sits on a fully enclosed plot of 3,272 m² with mature trees, fruit trees, and a productive potager. With no overlooking neighbours, the setting offers privacy and calm. A well and large outbuildings provide excellent opportunities for workshops, storage, or hobby spaces, ideal for retirees or creative projects (subject to permissions). There is also scope to create a swimming pool.

The location is ideal: Chalais, with its shops and train station, is nearby, Aubeterre-sur-Dronne—ranked among the most beautiful villages in France—is just 8 minutes away, and further amenities are available in Montmoreau and Ribérac. Angoulême and its TGV links are easily accessible.

A character home offering space, privacy, and the relaxed Charente lifestyle.

164 m² Charentaise with character
Enclosed 3,272 m² garden & potager
Large outbuildings & attic space
Wood & oil heating, double glazing
Close to Aubeterre & Chalais station

LOCAL TAXES

Taxe foncière: 1019 EUR

Taxe habitation: EUR

NOTES