

Immaculate 5-Bedroom Stone House with Heated Pool & Views Near Aubeterre-sur-Dronne



INFORMATION

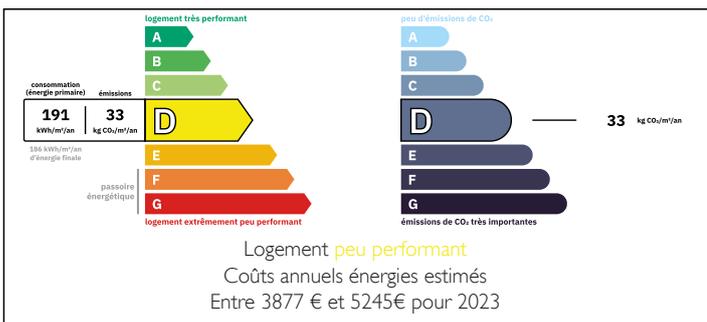
Town:	Les Essards
Department:	Charente
Bed:	5
Bath:	3
Floor:	205 m ²
Plot Size:	2714 m ²



IN BRIEF

This immaculately presented five-bedroom, three-bathroom stone house is set in a peaceful hamlet with open countryside views, just a short drive from Aubeterre-sur-Dronne and Chalais. Offering 205 m² of spacious and flexible accommodation, the property features three ground-floor bedrooms, multiple reception areas, and excellent potential for family living or rental income. Fully double glazed and centrally heated, the house sits within private gardens of 2,714 m², mainly laid to lawn, with a well-maintained heated swimming pool and covered outdoor seating area. A superb countryside home in excellent condition, ideal as a main residence, holiday home, or investment property. Viewing is highly recommended.

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

We are delighted to present this beautifully maintained five-bedroom stone property, located in a quiet hamlet with uninterrupted countryside views, yet within easy reach of the sought-after village of Aubeterre-sur-Dronne and the market town of Chalais.

Offering 205 m² of habitable space, the accommodation is both generous and flexible, making it ideal for a large family, multi-generational living, or a holiday rental business. The house benefits from full double glazing, central gas heating, and a well-balanced layout across two floors.

The ground floor opens into a large entrance hall (21.4 m²), currently used as a games room, setting the tone for the spacious interiors. There are three ground-floor bedrooms (21.8 m², 13.2 m², and 14 m²), ideal for guests or single-level living. Two shower rooms, including one with WC, and a separate WC provide excellent practicality. The fully equipped kitchen (19.3 m²) connects well with the generous living and dining area (39.2 m²), offering a warm and sociable space for family life and entertaining. A maintenance/utility room completes this level.

The first floor features a bright mezzanine (16.25 m²) currently used as a reading and relaxation area. The master bedroom (20.35 m²) benefits from its own ensuite shower room with WC, while a large children's bedroom (25 m²) and a separate storage room provide additional flexibility.

Outside, the private grounds of 2,714 m² are mainly laid to lawn and enjoy open views over the surrounding countryside. The heated swimming pool is well positioned for privacy, with nearby storage...

LOCAL TAXES

Taxe habitation: EUR

NOTES