

Nicely renovated property in a quiet hamlet just 1 km from Aubeterre sur Dronne, with 3-4 bedrooms & a barn.



## INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	705 m <sup>2</sup>



## IN BRIEF

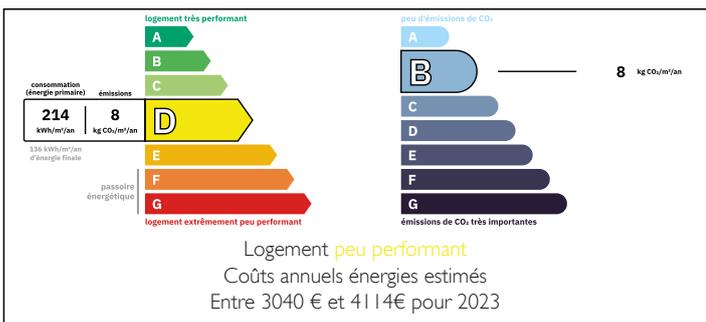
The property in greater detail -

Downstairs,  
Living /dining room - 56.65 m<sup>2</sup>  
Kitchen/breakfast room - 28.50 m<sup>2</sup>  
Bedroom -23.35 m<sup>2</sup>  
Office/bedroom - 17.45 m<sup>2</sup>  
Shower room - 8 m<sup>2</sup>  
Laundry/storage room - 7.65 m<sup>2</sup>.

Upstairs,  
Hallway -11.60 m<sup>2</sup>  
Bedroom - 18.95 m<sup>2</sup>  
Bedroom - 9.20 m<sup>2</sup>  
Bath/shower room - 7.45 m<sup>2</sup>.

Barn - 30.30 m<sup>2</sup>  
Front terrace area - 35 m<sup>2</sup>  
Garden.

## 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

This beautifully renovated property combines character and comfort, featuring elegant stone flooring throughout the ground floor.

You are welcomed into a spacious living and dining area, where a chimney with a log-burning stove creates a warm and inviting focal point. To the right, a generous bedroom is accompanied by a second versatile room—ideal as a home office, hobby room, or even a fourth bedroom. This section also includes a shower room with WC and a practical storage room, housing the hot water heater and offering plumbing for a washing machine.

A couple of steps lead from the living area into a bright and airy kitchen/breakfast room. From here, a door opens onto a secluded rear garden, complete with a wooden terrace—perfect for al fresco dining and relaxing in privacy.

Stairs from the kitchen lead to the upper floor, where a hallway provides access to two further bedrooms and a well-appointed bathroom featuring both a bath and a shower, along with a separate WC.

The property also benefits from an attached barn and a grassed garden area to the side of the house, plus to the front of the house a spacious stone terrace and a gravelled area bordered by a newly planted hedge create an attractive outdoor setting.

Ideally situated, the picturesque village of Aubeterre-sur-Dronne is just a short stroll away. Renowned for its charm, the village offers a selection of delightful bars and restaurants, as well as a unique sandy riverside beach along the Dronne—perfect for swimming, canoeing,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES