

Detached 4/5 Bedroom Country Home with Barns, 2 Acres & Stunning Views near Aubeterre and Chalais



INFORMATION

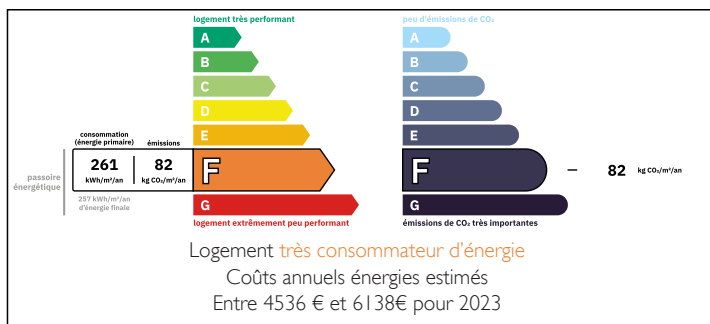
Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	4
Bath:	1
Floor:	137 m2
Plot Size:	7874 m2



IN BRIEF

Enjoy peaceful country living with breathtaking open views, generous accommodation, and extensive outbuildings offering exciting potential. Ideally positioned between the market town of Chalais and the picturesque village of Aubeterre-sur-Dronne, this detached property sits in almost two acres of land and is full of possibilities.

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

Situated in a peaceful rural setting between the market town of Chalais and one of France's most beautiful villages, Aubeterre-sur-Dronne, this detached country home enjoys uninterrupted views across the rolling Charente countryside.

Aubeterre-sur-Dronne, officially recognised as one of Les Plus Beaux Villages de France, is renowned for its charming streets, riverside beach, restaurants, cafés, artisan shops and the remarkable underground Monolithic Church. Just a short drive away, Chalais offers a weekly market, supermarkets, schools, healthcare facilities, restaurants, cafés and a railway station with connections to Angoulême and Bordeaux, making the property well placed for both everyday living and exploring the region.

The house offers comfortable accommodation with scope to modernise and personalise to your own taste.

LOCAL TAXES

Taxe foncière: 292 EUR

NOTES

ENTRANCE HALL – 8m²

A welcoming entrance providing access to the principal rooms.

KITCHEN – 19.2m²

A spacious country kitchen with ample room for family dining.

SITTING ROOM – 27.6m²

A bright reception room enjoying lovely views over the surrounding countryside, providing an ideal space to relax.

BEDROOM 1 – 11.1m²

BEDROOM 2 – 12.5m²

BEDROOM 3 – 11m²

BEDROOM 4 – 10.2m²

BEDROOM 5 / OFFICE – 8.37m²

Currently used as a bedroom, this versatile room could equally serve as a home office, dressing room or hobby room.

SHOWER ROOM – 6.5m²

UTILITY ROOM – 12.5m²

SEPARATE WC