

Charming and elegant 5 bedroom property in a prime location within easy access to Aubeterre-sur-Dronne.



INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	1775 m ²



IN BRIEF

THE PROPERTY IN GREATER DETAIL :-

Downstairs -

Entrance hall - 27.25 m²

Kitchen / Breakfast room - 28.95 m²

Living / Dining room - 47.25 m²

Bedroom 1 - 16.40 m²

Bedroom 2 - 15.15 m²

Bedroom 3 - 13.20 m²

Bedroom 4 - 11.20 m²

Shower room 1 - 6.35 m²

Shower room 2 - 3.25 m²

Upstairs -

Mezanine - 14.65 m²

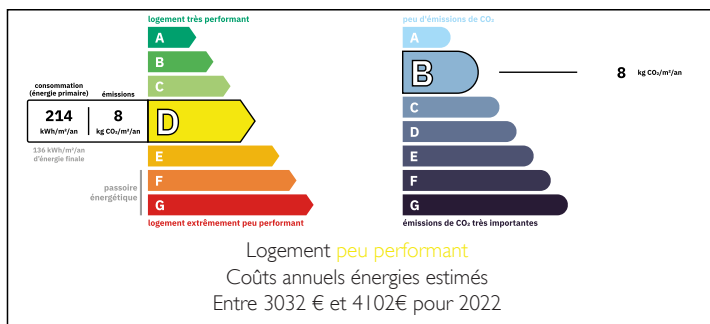
Bedroom 5 - 19.80 (slopping ceiling)

Room - 26.85 m²

Garage and utility room - 35.90 m²

Workshop - 27.50 m²

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: 1095 EUR

NOTES

DESCRIPTION

Elegant Five-Bedroom Home Near Aubeterre-sur-Dronne

This charming and elegant five-bedroom home enjoys an enviable location just a short distance from the heart of Aubeterre-sur-Dronne, one of France's most picturesque villages.

Offering generous and well-proportioned accommodation, the property combines traditional character with modern comfort, making it an ideal family home, holiday retreat or attractive rental investment.

Set in a peaceful and private environment, the house provides plenty of space in which to relax and enjoy the surrounding countryside, while remaining conveniently close to the village's cafés, restaurants and shops.

Aubeterre-sur-Dronne is renowned for its exceptional charm, from the beautiful, typically French shaded square at the centre of the village to the sandy riverside beach on the banks of the Dronne. The village is also home to the remarkable Saint-Jean monolithic church, one of Europe's largest underground churches, carved directly into the rock. With its five comfortable bedrooms, inviting living spaces and sought-after location, this substantial property represents a wonderful opportunity to enjoy the quintessential French village lifestyle, whether as a permanent residence, holiday home or income-generating property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>