

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)

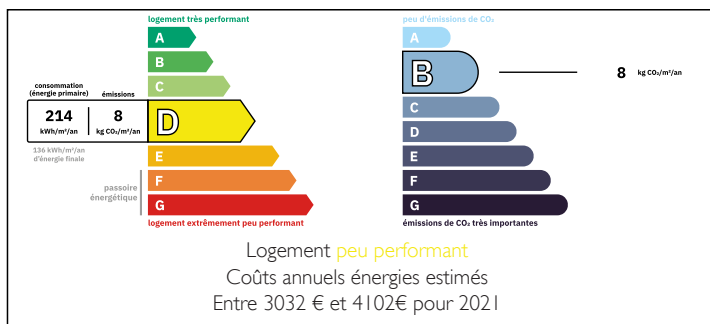
Room - 26.85 m²

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.



DESCRIPTION

This charming and very elegant five-bedroom home is ideally located just a short distance from the heart of Aubeterre-sur-Dronne, one of France's most picturesque villages. The property offers generous living accommodation, which combines character and comfort, making it either a perfect family home, a holiday home, or a rental investment.

Set in a peaceful environment, the house enjoys privacy and space to relax and has good access to the cafés, restaurants and shops of Aubeterre-Sur-Dronne, with renowned attractions, such as the lovely and typical French shaded square in the centre of the village, and the sandy beach on the banks of the river Dronne, as well as the largest monolithic church in Europe! This lovely property has well-proportioned bedrooms and inviting living areas, this is a rare opportunity to own a substantial property in such a sought-after location.

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

NOTES