LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30429LS16 Price: 386 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (365 000 EUR without fees)

Secluded Stone detached house with 4 bedrooms, Pool, Barn, Panoramic views 5 miles from Aubeterre















INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	3
Floor:	161 m2
Plot Size:	4666 m2

IN BRIEF

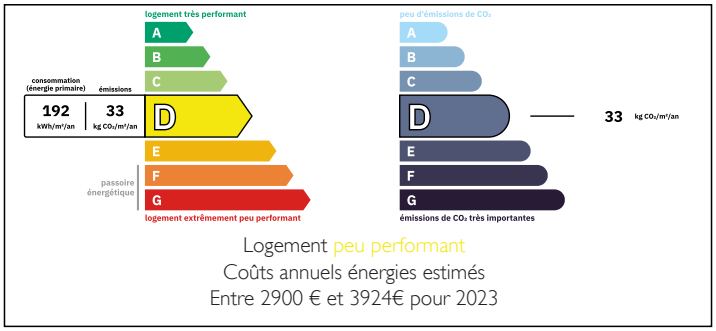
This delightful stone house is set in the most tranquil location - ideal for those seeking peace and quiet - yet it is just 5 miles from the popular village of Aubeterre, one of the group of "the most beautiful villages in France."

It has been recently refurbished to a high standard and offers 4 bedrooms, one of which has an en-suite dressing room and bathroom;

Light and spacious permanent home but, equally, it could be a secluded holiday home.

Definitely worth an early visit.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2900 € et 3924€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**498 EUR**

NOTES

DESCRIPTION

You approach the house along the long driveway and it is situated centrally within its plot, which is surrounded by fields.
You enter into the generous hallway (16.4m²).
To the right is a light sitting room (28M²), with original fireplace and log burning stove.
To the left is the newly installed German kitchen/dining room (26M²), with central island.
At the end of the hall, a corridor which leads to Bedroom 1 (9M²),
the shower room (4.6M²), with Italian shower, WC (2.5M²) and utility room (6.8M²), which houses the oil boiler, fueling the central heating system.
Upstairs, the stairs split and to the right you will find 2 double bedrooms in the eaves (11M², 10.5M²) and a shower room with WC (3.M²).
To the left, there is a spacious landing, leading to the master suite
comprising Bedroom (14.2M²), dressing room (6.4M²) and bathroom (6.7M²)
Outside the kitchen door, there is the decked pool area (pool is 9M X 5M) and the garden is mostly lawn with fruits trees and shrubs and is completely fenced.
There is a useful barn of approximately 40M², currently used for storage but it does have potential and another wooden shed.

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

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