LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38435SHH16 Price: 210 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (194 500 EUR without fees)

3 bed, detached stone house with pool, near Chalais & Aubeterre, blending character, comfort & privacy















INFORMATION

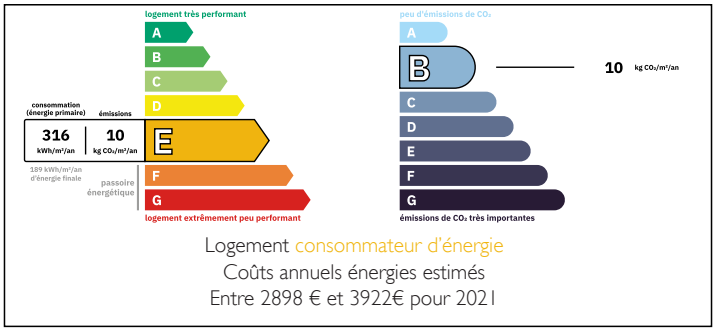
Town:	Orival
Department:	Charente
Bed:	3
Bath:	2
Floor:	181 m2
Plot Size:	6098 m2

IN BRIEF

Charming Stone Property with Pool, Near Chalais & Aubeterre-sur-Dronne

Perfectly positioned just 7 minutes from Chalais – with its train station, Monday market and all local commerce – and only 9 minutes from the beautiful riverside village of Aubeterre-sur-Dronne, this delightful home combines character features with modern comforts.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2898 € et 3922€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**850 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

Ground Floor

Open-plan kitchen/dining room with natural stone walls, a large oven, dishwasher, washing machine, and full-length sliding glazed doors with electric shutters opening onto the terrace and garden. Wood-burning stove creates a warm, inviting atmosphere.
Spacious sitting room with double height ceiling, exposed beams, Velux-style windows, stone walls, wood-burning stove and reversible air-conditioning.

Large walk-in pantry and downstairs WC for convenience.

First Floor
Bedroom 1 with Velux window.
Bedroom 2 with Velux plus a front-facing window.
Family shower room with shower, WC, sink, heated towel rail and window.
Bedroom 3 (Master suite) with exposed beams, Velux window, and en-suite bathroom featuring bath, double sink unit, WC and heated towel rail.

Additional Spaces
Storeroom housing hot water heater and electrics.
Additional storeroom with external access.

Outside
8m x 4m chlorine swimming pool, fenced for safety.
New liner 2026
Mature, private enclosed garden with fruit trees, shrubs, and shaded spots.
Covered terrace with built-in barbecue – ideal for outdoor dining.
Direct access from the lane into the garden and garage.

This property blends rustic charm with practical modern living and is set in a peaceful, private environment, while being just minutes away from two vibrant towns and the River Dronne for kayaking and leisure activities.