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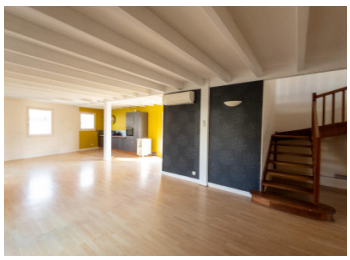
Ref: A44080REC16 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Perfect holiday home for 8–10 guests, with a heated swimming pool and garden at Aubeterre-sur-Dronne







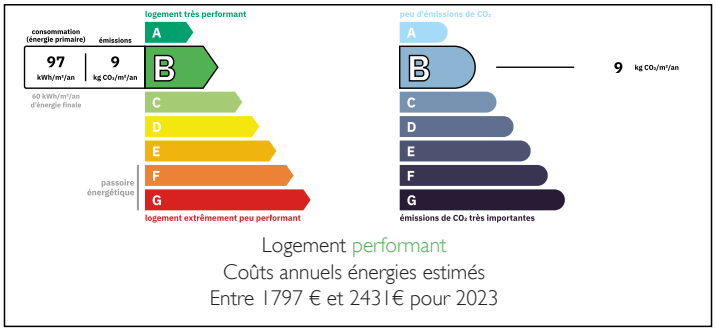








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1797 € et 2431€ pour 2023

INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	895 m2

IN BRIEF

Ideally located in the listed village of Aubeterre-sur-Dronne, renowned for its château, unique underground church, charming streets, riverside beach, and numerous artisan shops, local businesses, and cafés-restaurants, this beautiful home will captivate you with its exceptional setting.

Offering all the comforts of a contemporary residence, it provides a pleasant, practical, and serene lifestyle, perfect as a holiday retreat or a main home.

On the ground floor, you will find an open-plan kitchen overlooking a stunning 67 m² living area, creating a bright and welcoming space, along with a utility room, WC, and a master suite with dressing room and en-suite shower room with WC.

Upstairs, a spacious landing, which can serve as a lounge, leads to two generous bedrooms of 22 m²

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: **1664 EUR**

NOTES

DESCRIPTION

Nestled in the heart of the listed village of Aubeterre-sur-Dronne, ranked among the most beautiful villages in France, this superb contemporary home invites you to enjoy an exceptional lifestyle combining charm, comfort, and serenity. Renowned for its château, its unique underground church, its picturesque streets, its riverside beach, and its lively atmosphere with artisan shops, local businesses, and cafés-restaurants, the village offers a rare and highly sought-after way of life.

From the moment you step inside, you will be immediately impressed by the generous volumes and the abundance of natural light. The ground floor is centered around a stunning 67 m² living area, flooded with light, featuring a perfectly integrated open-plan kitchen—ideal for sharing convivial moments with family and friends. A utility room adds practicality to this space. The master suite, complete with a walk-in dressing room and en-suite shower room with WC, provides a true haven of comfort, allowing for convenient single-level living.

Upstairs, a spacious landing—ideal as a lounge, relaxation area, or office—leads to the various rooms. You will find two large bedrooms of 22 m² and 24 m², offering generous proportions, as well as a third, more intimate bedroom, perfect for a child, a home office, or a guest room. A bathroom with WC completes this level.

Outside, everything is designed to make the most of sunny days. A wooden terrace extends the living space and features a heated swimming pool, perfect for relaxing all year round. The open views over the gently sloping...