

A charming 3 bedroom home with large kitchen, manageable gardens, terraces and swimming pool.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Courlac  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 175 m2   |
| Plot Size:  | 910 m2   |

## IN BRIEF

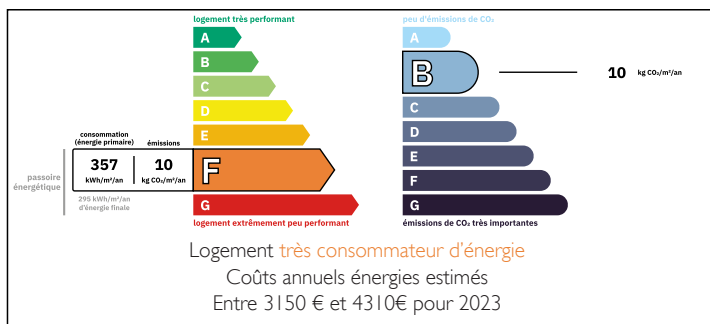
A Character French cottage in a peaceful Charente hamlet close to the famous village of Aubeterre-sur-Dronne.

Includes sun-lounge, downstairs shower and wc, extremely welcoming double height galleried family living room.

Spacious family kitchen with further character features including exposed stone walls, wood burning stove in an attractive stone fireplace.

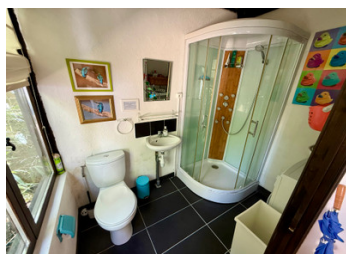
3 Bedrooms, two bathrooms, mature gardens, sun terraces and a swimming pool.

## 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: 1378 EUR**

## NOTES

## DESCRIPTION

This character French cottage is to be found in a peaceful Charente hamlet close to the famous village of Aubeterre-sur-Dronne, officially classified as one of the most beautiful villages in France.

Entering the property through the sun-lounge, which also includes an adjacent downstairs shower and wc, one steps into the extremely welcoming double height galleried family living room at the centre of the home complete with exposed beams, pointed stone walls, tiled floors and brand new wood burning stove.

Continuing through the property we reach the spacious family kitchen with further character features including exposed stone walls, wood burning stove in an attractive stone fireplace. The kitchen has a range of fitted and free-standing units which lend a country kitchen ambience. Bi-fold doors at one end of the kitchen lead outside to a shady multi-level terrace. There's a very useful workshop with concrete floor, power and light (approximately 8 x 4 metres) accessed from here too.

Back through the kitchen and lounge we access a separate tv lounge/study with hardwood floor and exposed beams, beyond which there is a spacious ground floor bedroom, ideal as a cooler sleeping space during the hotter summer months, but an added bonus for anyone with reduced mobility who would prefer not to climb the stairs.

A further doorway from the main living room leads out onto a second terrace with stairs up to a small, single room guest apartment in need of a little attention but with...