

Spacious 4-bedroom longere with attached gîte, pool, and a large garden. Ideal as BnB or for a large family.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	4045 m2

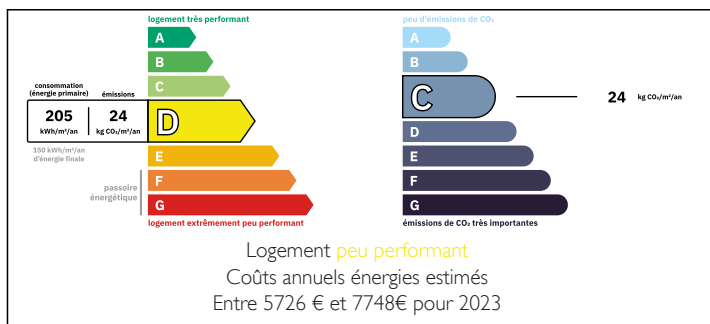
IN BRIEF

This beautiful property is situated within walking distance of the popular village of Aubeterre-sur-Dronne, one of the most beautiful villages in France. On the border between the Charente and the Dordogne, this location is the ideal base from which to explore this magnificent region.

With 4 bedrooms and a 2-bedroom gîte, it is perfectly suited for holiday rentals, but also works well as a home for a large family with a guest house.

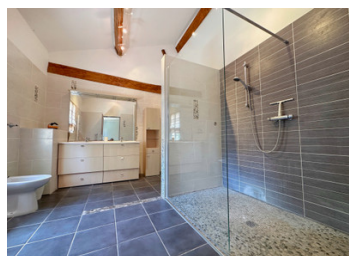
- 15 mins from the small town of Chalais, which has all amenities and a large weekly market.
- 50 mins from Angoulême (TGV station)
- 1 hour from Bergerac (international airport) and Périgueux
- 1 ½ hours from Bordeaux

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: 2256 EUR

NOTES

DESCRIPTION

MAIN HOUSE

- Entrance hall (12.8 m²)
- Fitted kitchen (19 m²) with dining area (15 m²)
- Study (15 m²) with air conditioning
- Pantry
- Toilet
- Living room with TV area (34.2 m²)
- Games room (19.2 m²)
- Boiler room/laundry room (9 m²)
- 2 storage rooms, each 7 m²

Upstairs:

- Landing (13.3 m²)
- Bedroom 1 (17 m²) with shower room and toilet (3.4 m²) and dressing (2 m²)
- Bedroom 2 (20 m²) with shower room and toilet (11.3 m²) and dressing (8.75 m²)
- Bedroom 3 (15.2 m²)
- Bathroom with toilet (6.5 m²)
- Bedroom 4 (16.8 m²)

GÎTE

- Fitted kitchen with dining area (17 m²)
- Living room (15 m²)
- Toilet

Upstairs:

- Bedroom 1 (9.65 m²)
- Bathroom with toilet (5 m²)
- Bedroom 2 (13 m²) with shower room and toilet (4.5 m²)

OUTDOORS

- 12m x 5m swimming pool
- Pool house with summer kitchen, toilet and covered terrace
- Garden shed
- Plot of approximately 4,000 m²

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