LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45466REC16 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

Charming renovation project with a garden and great views.

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	53 m2
Plot Size:	1300 m2

IN BRIEF

Nestled in the hills above Aubeterre-sur-Dronne, with no overlooking neighbours and surrounded by fields and wildflowers, this charming property is a rare gem on the market.

An ideal holiday home or countryside retreat, the house offers an open-plan kitchen leading into a large veranda that serves as the main living area. The accommodation also includes two bedrooms and a shower room with WC.

The elevated position provides stunning views over the garden and the surrounding valley, creating a peaceful and picturesque setting. Despite its tranquil location, the village of Aubeterre-sur-Dronne, with its shops, bars, restaurants, and all amenities, is within walking distance.

The property would benefit from renovation and updating to modern standards, offering plenty of

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45466REC16 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)







NOTES

DESCRIPTION

Nestled in the hills above Aubeterre-sur-Dronne, with no immediate neighbours and surrounded by rolling fields and wildflowers, this charming property is a rare gem on the market. Set in a peaceful and idyllic countryside location, it offers the perfect retreat while remaining within walking distance of one of France's most beautiful villages.

An ideal holiday home or countryside pied-à-terre, the property comprises an open-plan kitchen leading into a large veranda that serves as the main living area, creating a bright and welcoming space to relax and entertain. There are two bedrooms and a shower room with WC, providing comfortable accommodation for family and guests.

One of the property's standout features is its elevated position, offering breathtaking views over the garden and the surrounding valley. The ever-changing landscape provides a wonderful backdrop throughout the seasons and can be enjoyed from both inside the house and the outdoor spaces.

The garden is a delightful place to unwind, enjoy outdoor dining, or simply take in the tranquillity of the surrounding countryside. Despite its peaceful setting, the centre of Aubeterre-sur-Dronne, officially listed among "Les Plus Beaux Villages de France", is within walking distance. Here you will find shops, cafés, restaurants, a weekly market, and a variety of leisure activities.

The house would benefit from renovation and modernisation, offering an exciting opportunity for buyers to create their own countryside haven. However, it is perfectly habitable as it stands, allowing the new owners to enjoy the property immediately while carrying out improvements over time.

Whether...