LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47157BEC16 Price: 125 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (118 500 EUR without fees)

Ideal holiday home full of character and charm, just a short walk from bars, restaurants and local amenities.

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

This charming village house has been fully renovated and benefits from an ideal location in Aubeterre-sur-Dronne, a popular tourist village welcoming up to 200,000 visitors a year.

Visitors can enjoy browsing the boutiques, strolling through the winding little streets, relaxing in the bars and restaurants, and discovering the impressive underground monolithic church.
On the ground floor, a small covered porch, perfect for outdoor dining, opens onto a kitchen/dining room with a fireplace, as well as a spacious 36 m² living room.

Upstairs, there are two large bedrooms, one of which has a bathtub, along with a shower room and WC.

This charming property is full of character, featuring exposed stone and beams, original wooden flooring,

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: **1300 EUR**

NOTES

DESCRIPTION

Ground floor:

Porch: 2.7 m²
Kitchen/dining room: 22 m² – wooden flooring, exposed stone and beams, fireplace
Living room: 36 m² – wooden flooring, exposed beams

First floor:

Landing: 2 m² – wooden flooring, Velux window
Bedroom: 16.8 m² – wooden flooring, bathtub, exposed stone and beams
Bedroom: 26.2 m² – wooden flooring, fireplace, exposed stone and beams
Shower room with WC: – wooden flooring, extractor fan

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