LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47380REC16 Price: 214 000 EUR

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

Charming 3 bedroom fully renovated house with garage and garden in the lovely village of Aubeterre-sur-Dronne







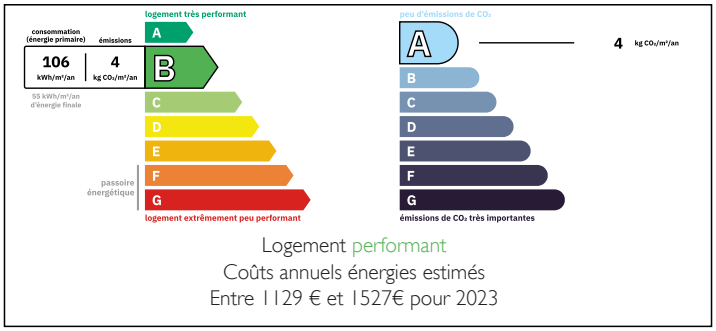








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1129 € et 1527€ pour 2023

INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	166 m2

IN BRIEF

Village life right on your doorstep in this beautiful stone house, ideally located in the heart of Aubeterre-sur-Dronne, with its bars, restaurants, boutiques, shops and local amenities all within easy reach.

Set over three levels, this charming property offers all the comfort of a contemporary home, with no work required. It provides an enjoyable and easy quality of life, making it ideal as a permanent residence or a second home.

At street level, a double insulated garage provides covered parking, along with a utility area with a water softener, thermodynamic hot-water tank, laundry area and a BOSCH boiler, which takes over from the heat pump when temperatures are low.

On the main living level, there is a living room, WC and a beautiful kitchen carved into the rock face,

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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NOTES

DESCRIPTION

The village of Aubeterre-sur-Dronne is renowned for its château, its unique underground monolithic church, its charming narrow streets, its riverside beach, and its many independent shops and local artisans.

This charming town house, with an EPC rating of B, combines the character and charm of the past with modern-day comfort. The property benefits from an air-source heat pump, air conditioning, central oil-fired heating, and double-glazed windows.

Street Level
Entrance hall with access to the garage and stairs leading to the main living level.
Double insulated garage of approximately 40 m².
Water softener.
Thermodynamic hot-water cylinder.
Utility/laundry area with water connection.
Boiler room.

Ground Floor
Landing: 3.6 m²
Living room: 26.1 m² — wooden flooring and two windows.
Kitchen: 24.8 m² — tiled floor, exposed stone wall, and door leading to covered and open terraces, with access to the elevated garden.
Hallway: 7.5 m²
WC: 0.6 m²

First Floor
Bedroom 1: 12.5 m² — laminate flooring and two windows.
Bedroom 2: 12.5 m² — carpet and two windows.
Bedroom 3: 17.6 m² — with dressing area and two windows.
Shower room with WC: 3.5 m² — tiled walls.
Storage room: 4 m²

Second Floor
Convertible attic, offering excellent potential to create additional living space or another room.