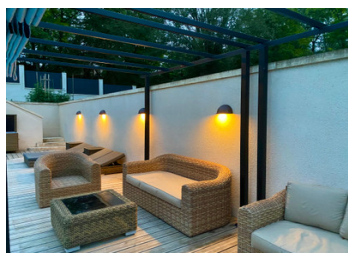


under Offer Perfect architectural riverside property. Must visit, 4/5 beds/4 baths, near to Aubeterre



INFORMATION

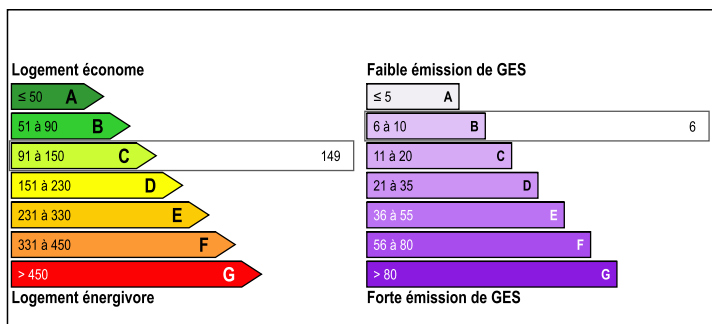
Town:	Bonnes
Department:	Charente
Bed:	5
Bath:	4
Floor:	143 m2
Plot Size:	2180 m2



IN BRIEF

This is an idyllic property on the edge of the river Dronne. What is there not to enjoy, sun up – sun down, river life, 9x4m² salt water, heated pool. Near to the gorgeous town of Aubeterre sur Dronne. The upper floor flows easily from indoor to outdoor covered terraces. Gorgeous bedrooms most of which open onto the garden, 4 bath/shower rooms. A protected jetty nestles on the upper edge of the garden for sundowners.

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.



DESCRIPTION

You enter the house into a vast luminous open plan sitting/dining room/kitchen 60m² – very cleverly designed with great choice of terrace life beckoning via a number of French windows. Stairs lead down to light airy bedrooms, four with bathrooms and which open on to the garden. Bedrooms 1 - 9,6m², small sitting room/Bedrm- 15m², Bed 2-11.5m², 3 – 17.3m² and bedroom 4 – 12m².

Double garage and 3 large garden sheds.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES