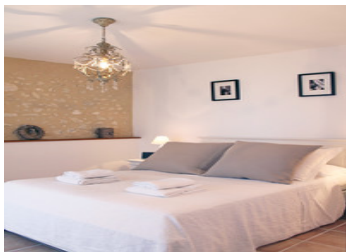


FABULOUS HOLIDAY HOME! Stunning 3 bedroom & 3 bath modern property nr Aubeterre and popular golf/facilities



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	3
Bath:	3
Floor:	100 m ²
Plot Size:	385 m ²

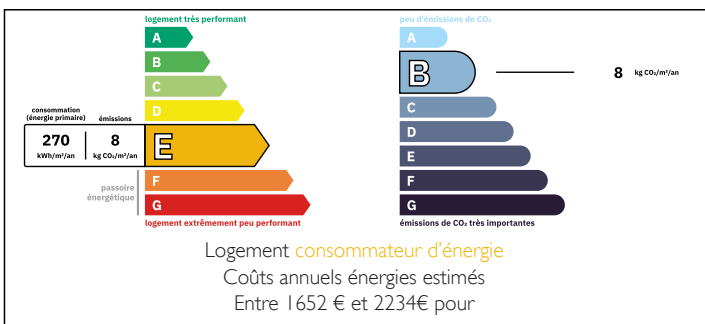


IN BRIEF

This recently built and well-insulated property offers the potential for rental income throughout most of the year as well as a no hassle holiday home!

Close to one of the most beautiful villages in France and located within walking distance of a popular holiday domaine.

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

This unique holiday-home is a converted old barn that once served as a wine press and still maintains its original charm. It has been completely renovated inside, offering an elegant living space. It boasts stunning views & comfortable living accommodation as well as hassle-free income!

The primary living area is on the upper floor, taking advantage of the expansive views over the Charente and Dordogne valleys. The fully equipped kitchen, dining & living area lead out to the balcony through two sets of double doors.

The ground floor houses three tastefully finished bedrooms, each with an en-suite bathroom. These double bedrooms have doors that open to the garden or terrace.

The property includes a well-maintained, moderately sized garden, enclosed for privacy, with a terrace perfect for al fresco dining.

Additionally, there is an option to purchase this property and the neighbouring property with a shared, heated pool. Please look at Ref. A32589NIEI6 for more information.

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