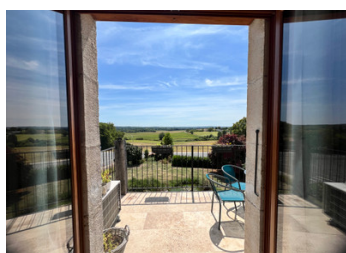
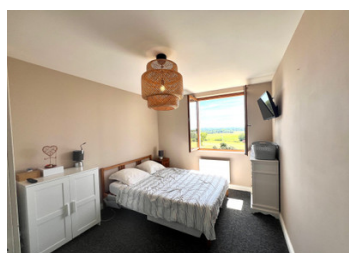


Top-floor apartment with terrace, pool & garage in charming riverside village – turnkey holiday gem!



## INFORMATION

|                |                      |
|----------------|----------------------|
| Town:          | Aubeterre-sur-Dronne |
| Department:    | Charente             |
| Bed:           | 2                    |
| Bath:          | 1                    |
| Floor:         | 66 m2                |
| Outside Space: | 5691 m2              |



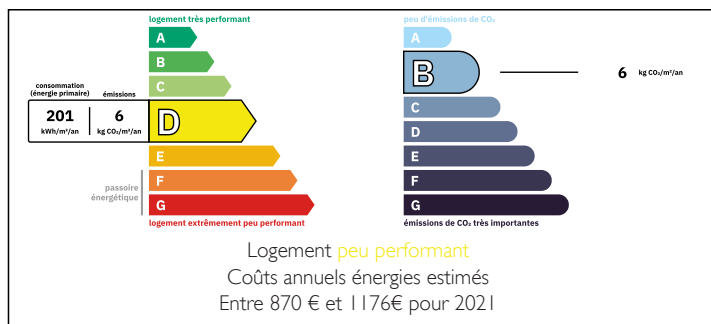
## IN BRIEF

Located in a picturesque riverside village known for its historic charm, this top-floor apartment offers modern comfort and low-maintenance holiday living. Set in a secure gated residence, owners enjoy access to a shared pool and landscaped gardens – ideal for relaxing without the upkeep. Annual co-ownership charges are €1,008 and cover pool and garden maintenance.

The apartment includes a stylish open-plan kitchen/living area, two well-proportioned bedrooms, and a fully equipped bathroom. A private balcony provides stunning views, while sleek tiling and spot lighting add a contemporary finish.

Additional features include a private garage with direct building access and an adjoining storage room. Walking distance to shops, a river beach, and canoeing, this is a rare, secure, and manageable investment.

## 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

Tucked away in one of France's most charming touristic villages, this top-floor apartment combines modern style, convenience, and a dream lifestyle location- all with minimal maintenance.

The village itself offers everything you'd want from a holiday destination: a scenic river beach with canoeing, cosy cafés and bars, a small local shop, regular art and cultural events, historical architecture, and practical amenities like a pharmacy- all within walking distance.

Set in a gated residence, this apartment enjoys access to a shared swimming pool and well-kept communal gardens. It's the perfect setup for buyers looking for a holiday home that doesn't require the commitment of maintaining outdoor spaces. An affordable annual fee covers the upkeep, allowing you to enjoy your time instead of managing it.

Inside, the apartment opens into a grand open-plan kitchen with tasteful, modern finishes and quality fittings. The kitchen seamlessly flows into the living and dining area, making it ideal for hosting guests or relaxing in comfort. From here, glass doors lead out to a private terrace with sweeping views- perfect for morning coffee or evening drinks.

There are two good sized bedrooms and a fully equipped bathroom, all finished to a high standard with clean lines, stylish tiling, and modern lighting that adds to the contemporary ambiance.

Additional perks include a large private garage located on the ground floor, with direct internal access to the building, as well as a separate storage unit for extra convenience.

This property is ideal for those seeking a safe, manageable, and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES