



CHARACTER PROPERTY WITH 2 GÎTES, BARN,  
LEAN-TO AND MEADOW. QUIET AND  
PRIVILEGED SETTING, WITH NO NEIGHBOURS.

CHARACTER PROPERTY  
WITH 2 GÎTES, BARN,  
LEAN-TO AND MEADOW.  
QUIET AND PRIVILEGED  
SETTING, WITH NO NE...



PROPERTY FACT FILE	
REFERENCE	A36182NWO16
PRICE	€ 480,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	333 m²
LAND	12545 m²
TOWN	Aubeterre-sur-Dronne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful, large plot with panoramic views
- Unoverlooked, with just one neighbour.
- Good business potential
- Close to Aubeterre-sur-Dronne
- In good condition

CHARACTER PROPERTY  
WITH 2 GÎTES, BARN,  
LEAN-TO AND MEADOW.  
QUIET AND PRIVILEGED  
SETTING, WITH NO NE...

Ref : A36182NWO16

This beautiful character house is set in beautiful surroundings with magnificent views over the rolling countryside of the South Charente. It has 4 bedrooms, as well as 2 gîtes with 2 bedrooms each, a large barn, a lean-to that can accommodate 4 vehicles, an above-ground swimming pool, a large garden and a meadow below.

## DESCRIPTION

### MAIN HOUSE (176m2)

#### Ground floor:

- Entrance hall (14m2)
- Living room (28.7m2) with fireplace and wood-burning stove
- Kitchen (23.5m2)
- Boiler/laundry room and pantry (17.6m2) with access to additional bedroom upstairs (22m2)
- Lounge with bar (15.75m2)
- wc
- Bedroom 1 (12.3m2) with dressing room (2.13m2)
- Bathroom (10m2) with walk-in shower, bath and double basin.

#### First floor

- Bedroom 3 (13.6m2)
- Bedroom 4 (10.4m2)
- Shower room (6.44m2)

### GÎTE 1 (85m2)

- Living room (22m2)
- Sunken kitchen (16.8m2)
- TV lounge on mezzanine (13.6m2)
- Bedroom 1 (12m2)
- Bedroom 2 (14, 8m2)
- Bathroom (6 m2) with shower and bath
- wc

### GÎTE 2 (71m2)

- Living room (38m2) with open plan kitchen (6 m2)
- Bedroom 1 (11,6m2)
- Bedroom 2 (11m2)
- Shower room (5m2)
- wc

#### OUTSIDE:

- Attached barn (187m2)

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36182NWO16>

COMPLETE FILE AND PHOTO ON REQUEST

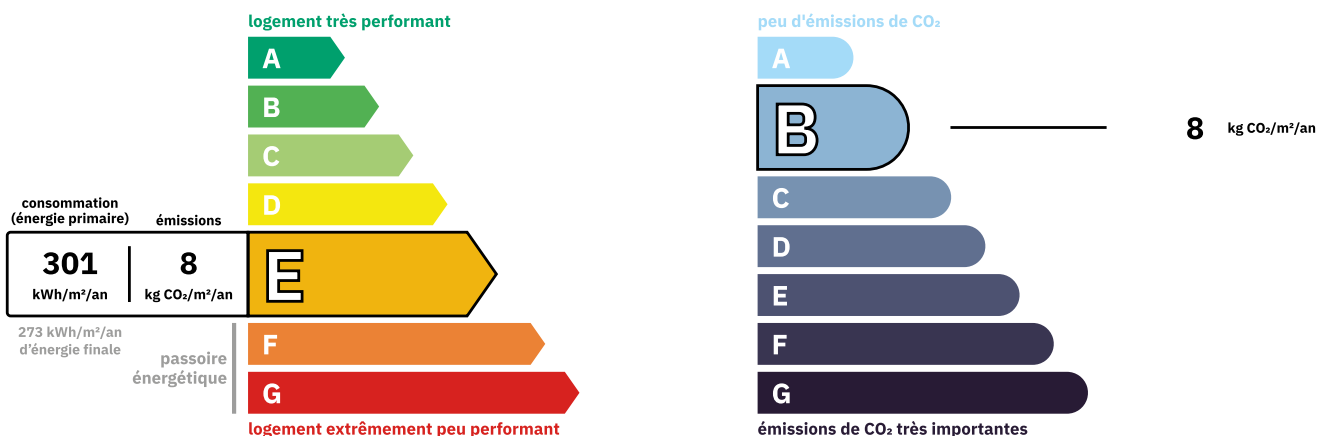


CHARACTER PROPERTY WITH  
2 GÎTES, BARN, LEAN-TO AND  
MEADOW. QUIET AND  
PRIVILEGED SETTING, WITH  
NO NE...

Ref : A36182NWO16

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 2190 € and 2962€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A36182NWO16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)