LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING PROPERTY WITH 4 GÎTES, MAIN HOUSE, POOL AND OUTBUILDINGS. SET IN AN IDYLLIC AND EXCLUSIVE LOCATION.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A44321NWO16
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	0 m²
LAND	5406 m²
TOWN	Saint-Romain
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change



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- Very peaceful setting.
- Immaculately maintained homes and gardens
- No work required – Ready to move into
- Just 5 minutes-drive from shops and amenities
-

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This little corner of paradise is situated in southern Charente, near the small town of Chalais, which offers a full range of shops, a railway station connecting Angoulême and Bordeaux, and a large weekly market. Aubeterre-sur-Dronne, one of the most beautiful villages in France, is just 10 minutes away and attracts many tourists to the



DESCRIPTION

MAIN HOUSE:
- Entrance hall (8 m²)
- Bedroom 1 (15.5 m²) with en-suite shower room.
- Bedroom 2 (17.5 m²), with access to the vegetable garden
- Shower room (4.65 m²)
- Toilet
- Fitted kitchen with dining area and pellet-stove (34.5m²)
- Living room (46.2m²) with wood-burning stove

ATTACHED FLAT (25m²)
- Kitchen (5.3m²)
- Shower room and toilet (4m²)
- Upstairs bedroom (10m²)
- Access to garden with private terrace

STUDIO 1 (30 m²)
With fitted kitchen, shower room, and private terrace

STUDIO 2 (35m²)
With fitted kitchen, shower room, and private terrace



COTTAGE (50m²)
- Living room with open-plan kitchen and wood-burning stove (24m²)
- Bedroom (14.8m²)
- Shower room (4.1m²)

OUTDOOR AREAS
- 12 x 6 m heated swimming pool (chlorine)
- Games room (30 m²)
- Garage (30 m²)
- Shed (37 m²)
- Barn (150 m²)
- Large lean-to capable of accommodating 4 cars
- 2 wells
- Petanque court
- Orchard

Information about risks to which this property is exposed is available

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44321NWO16



COMPLETE FILE AND PHOTO ON REQUEST

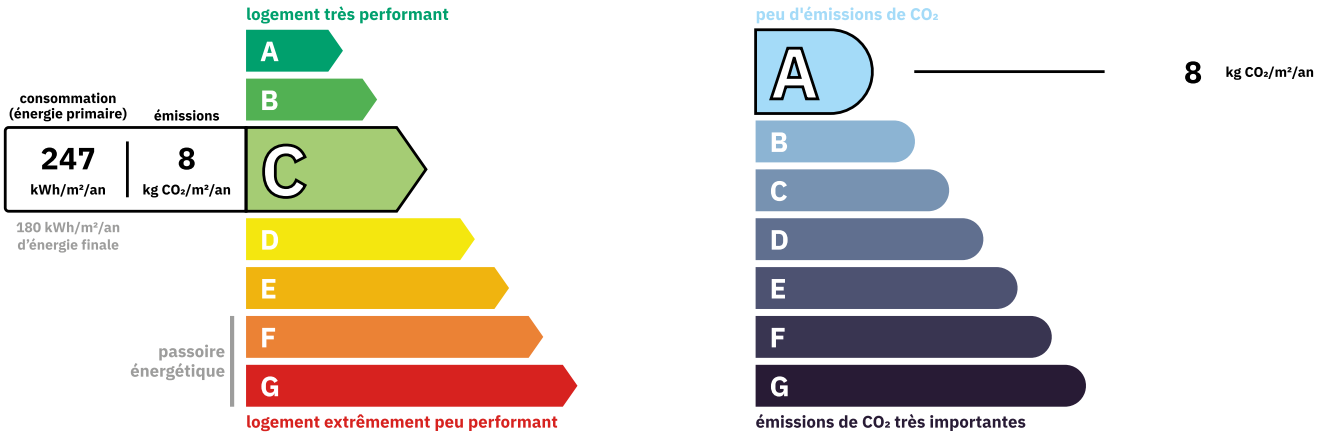
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3769 € and 5099€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A44321NWO16
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