



## South Charente country house with pool. 2 acres.



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 302,100

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Bonnes  
ZIP code: 16390  
Posted: Sep 26, 2024

### Description:

Situated in a serene countryside hamlet, just a short drive away from Aubeterre sur Dronne, lies this charming single-storey property. Boasting three bedrooms, one of which includes an ensuite shower room, this home offers a comfortable living arrangement. The picturesque kitchen provides direct access to a terrace, where one can admire the expansive garden and delightful countryside vistas. Additional features include a family bathroom, utility room, and a spacious, luminous living room with double-height ceilings. The rear grounds of the property showcase a 10 x 5m heated, saltwater swimming pool, surrounded by lush grassy areas (currently utilized as horse grazing by the owner) and adorned with a selection of fruit trees such as cherry, pear, apple, walnut, and more.

### About Aubeterre sur Dronne

In South West Charente, on the border of the Dordogne, sits Aubeterre Sur Dronne, is labelled one of the prettiest villages in France. This popular village is built on a hillside with winding ancient streets and alleyways which lead you to a shady tree filled square in the centre with a choice of restaurants, shops and Sunday market. A popular destination is the underground monolithic church. On the outskirts a lively river beach with restaurant in the summer months.



## About our area

With its beautiful rolling countryside the south Charente has become a popular and sought after destination to holiday and live for expats from all corners of the globe. The climate in summer is warm and pleasant, with gentle breezes in the afternoon to cool you down. Also the riverside beaches at Aubeterre sur Dronne, Saint Aulaye and Brossac (lake) become havens for those looking to cool off and enjoy the sunshine beside the water.

Predominately an agricultural area the countryside changes colour with the seasons showcasing the greens and golds of winter wheat and of the course the bright yellow of the famous sunflowers.

Access to the Charente is very easy from the UK with low cost flights being available from various airports to Bordeaux, Bergerac, Limoges, La Rochelle and Poitiers. Driving from the Channel Ports is between 5-9 hours.

The capital of the Charente, Angouleme, is about 40minutes drive from Chalais and the beautiful UNESCO Worldwide Heritage city of Bordeaux, with more protected buildings than any other French city except Paris, is only 1.5 hours away. Cognac, Saint Emilion and the Atlantic coast also make good day trips. For those who wish to ski, the Pyrenees are only 4 hours away and the Alps are about 6 hours drive.

To visit this property, and help you with your French property search, contact Catherine DANNREUTHER, (Gérante) on or by email:



Prix : 302,100 €HAI incluant 6.00%TTC d'honoraires à la charge de l'acquéreur. Prix honoraires exclus: 285,000 €. Frais de notaire en sus.

## Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 176 sq m  
Lot Size: 8646 sq m

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 193

## Building details

Parking: Yes  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/PFYR-T195337/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T195337/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 291-706002

