



**Located in one of the prettiest villages in France!**

16390, Aubeterre-Sur-Dronne, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds

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**€215,000**

Ref: BVI13593

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FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

This property is only a few minutes walk from this sought after village, with it's pretty square surrounded by shops, restaurants and a river beach with restaurant and sports activities just five minutes walk - location is everything! This stone house has spacious accommodation with a total of 4 bedrooms including the separate annexe which communicates with the house too, outbuilding could be converted 35m2, garage, cellar, and a good size secluded garden of 250m2. Completely habitable, ready to live in but you may want to bring it 'up to date'! So much potential for this property including income!

Price including agency fees : 243,800€

Price excluding agency fees : 230,000€

Buyer commission included: 6%



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