



## Charming old stone cottage with pool and views,

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

\* Available \* 3 Beds \* 3 Baths

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# €325,000

Ref: BVI61314

## Property Description

Perfectly situated overlooking the open countryside, close to the ever popular village of Aubeterre sits this charming old stone cottage, beautifully renovated and boasting 3 bedrooms and 3 bathrooms and a delightful garden with recently installed pool. The centrally heated house comprises: a large sitting dining room, with stone fireplace, large fitted kitchen, double bedroom bedroom and a shower room. On the first floor there is a large mezzanine area with library/sitting room and balcony a bedroom with bathroom. The third bedroom is open to the seating area with en suite bathroom and lovely views over the valley. There are some low beams on the mezzanine which all add to the character and charm of the property. There is an attached workshop/utility with boiler for the central heating, parking area and a well. The enclosed gardens extend to around 1700m<sup>2</sup> with newly completed fosse septic and very private recently added in ground pool. There is a lovely covered terrace to the front of the house ideal for al-fresco dining and for taking in the amazing views. This would make a fabulous holiday home or very comfortable full time home.

