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Old Home in Charente

Aubeterre-sur-Dronne , Charente , Nouvelle Aquitaine



€345,000

inc. of agency fees

7 Beds 1 Baths 450 sqm 0.78 ha

AUBETERRE sector (16) - 40 min south of Angoulême - On the outskirts of the Dordogne. It is at the end of a majestic alley of...

At a Glance

Reference MFH-CLM05786

Bed 7

Land 0.78 ha

Near to Aubeterre-sur-Dronne

Bath 1

Pool No

Price €345,000

Hab.Space 450 sqm

Land Tax N/A

Property Description

AUBETERRE sector (16) - 40 min south of Angoulême - On the outskirts of the Dordogne. It is at the end of a majestic alley of 72 walnut trees that we discover this old mill converted into a dwelling full of history. Built at the beginning of the 17th century, it has preserved many vestiges of the past.

Successively, a place of paper manufacturing, then property of tax attorneys and notaries, it is configured as a small hamlet. It consists of several stone buildings in very good general condition on a plot of 7789 m². The roofs have all been redone recently.

The main house develops approximately 350 m² of living space. It is reached by an imposing stone staircase. Living room with very large mezzanine.

Fireplace and stone sink, parquet, exposed rubble composes it. Vast kitchen with fireplace. Five bedrooms including one on another mezzanine.

On the ground floor, a large space of 75 m² serves as a games room directly overlooking the magnificent tree-lined garden.

Reserves and cellars. The terracotta floors, woodwork and stone walls exude real authenticity. There is a very special atmosphere in this place.

There is no heating in the building. A second stone house with 100 m² of living space is rented for the year. It also benefits from an independent and perfectly maintained garden.

Two large independent barns, animal roofs and wells complete this remarkable ensemble. Tranquility in the heart of lush greenery, ideal for a second home. What charm

Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€345,000

Key Information

Year Built:	1800
Internal Area:	450 sqm
Land Area:	0.78 ha

Location: Nouvelle Aquitaine



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