

[Click to view MFH-CLM05786](#)

## 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 m<sup>2</sup>. The roofs have all been redone recently.

The main house develops approximately 350 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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

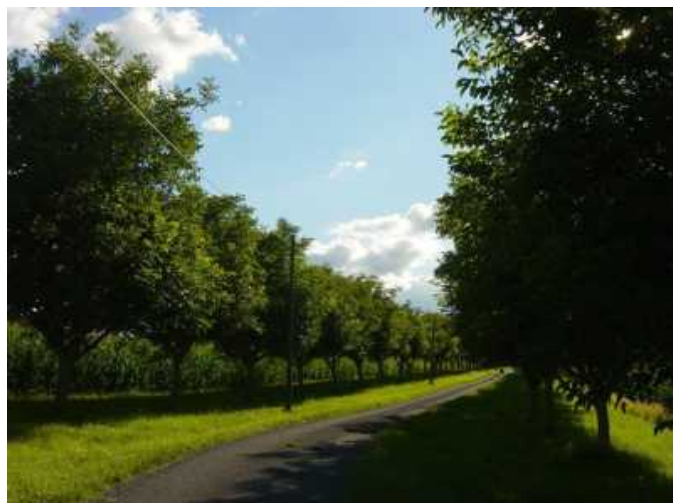
Year Built:	1800
Internal Area:	450 sqm
Land Area:	0.78 ha

Location: Nouvelle Aquitaine





## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved