

# Hamptons

INTERNATIONAL



## Laprade, Charente, France

4 🏠 2 🚗 3 📧

**£280,000**

**(€319,148)**




## Property details






### Key features

- Garden
- Terrace
- Fiber optic
- Covered parking
- Hamlet property
- Linky
- 0-2 km to amenities
- Oil fuelled heating
- Woodburner(s)
- Electricity on site

### Attributes

-  Garage
-  Near golf course
-  Near to beach
-  Garden

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## Description

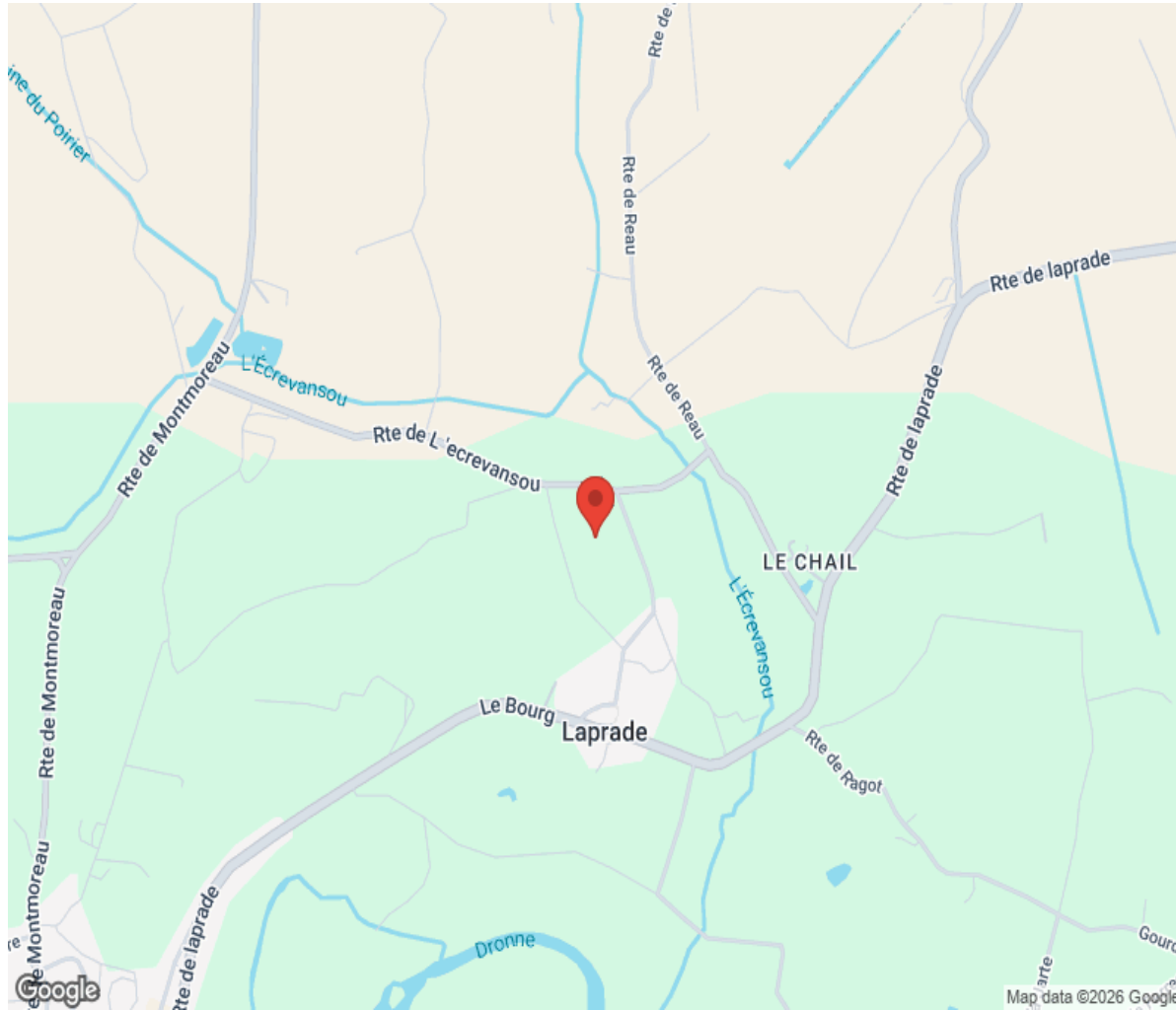
Gorgeous 3 bedroom house near Aubeterre, double garage, beautiful garden and guest house to renovate - This is a delightful property, with lots of opportunities for you to tailor it to your requirements, the potential 4th bedroom is currently a television/play area, not forgetting there is an independent entrance to a possible small guest house or studio. The location couldn't be more perfect; with Aubeterre sur Dronne and its river beach, kayaking, restaurants and boutiques just around the corner. Under 5kms from a private golf/tennis club, and 14kms from Chalais with train linking Bordeaux to Angouleme making national and international travel especially easy. The garden and terrace have been organised for entertaining and enjoyment. The owners have invested in the property to keep heating costs low, with insulation on walls, double glazing





# Location

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