

Village life at your doorstep with this large apartment, commercial unit and garage in a troglodyte cellar.



## INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	167 m2
Plot Size:	0 m2

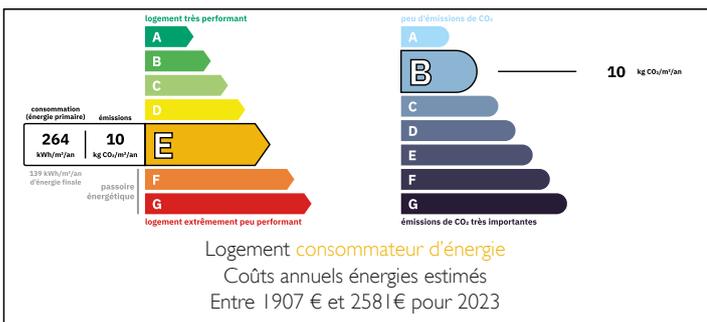
## IN BRIEF

Village life at your doorstep in this beautiful stone building offering the opportunity to live on the lively village square of Aubeterre-sur-Dronne while also benefiting from a commercial premises in a village listed among the most beautiful villages in France.

The 82 m<sup>2</sup> apartment enjoys a lovely view of Aubeterre's château and the activity of the square. It features a fitted and fully equipped kitchen, a living room with a large stone fireplace, two bedrooms, and a bathroom with WC.

The ground-floor shop, with its double corner display windows, represents a rare opportunity on Aubeterre's main square and offers excellent visibility. Currently operating as a butcher's shop, the location is ideal for a wide range of business projects.

## ENERGY - DPE



The entire property is built over a genuine

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Aubeterre-sur-Dronne, a charming tourist village in southern Charente, is renowned for its impressive underground monolithic church, its beautiful château, and its houses built into the cliffside descending to the beach along the River Dronne.

At the heart of the village, Place Trarieux is a must for enjoying a coffee or a drink, surrounded by restaurants, small boutiques, and the lively atmosphere of village life.

The apartment is ideally located and enjoys superb views over the entire square, with the château directly opposite. Accessible from the cellar or via the commercial premises, an attractive staircase leads to a landing featuring beautiful original wooden flooring.

The landing leads to a kitchen equipped with a gas hob, extractor hood, electric oven and dishwasher, opening onto a bright and welcoming 22 m<sup>2</sup> dining room, enhanced by two large windows overlooking the square below.

The living room is warm and inviting, with parquet flooring and a beautiful stone fireplace. The two bedrooms (10 m<sup>2</sup> and 13 m<sup>2</sup>) are separated by a spacious 7 m<sup>2</sup> bathroom with WC.

Original floors and doors add character to the apartment. Heating is provided by electric inertia radiators, and the windows are wooden double-glazed units. The apartment has its own independent electrical panel, separate from the commercial premises — ideal for year-round living or seasonal rental.

On the ground floor, the 90 m<sup>2</sup> shop with its dual corner display windows offers maximum visibility to attract passing customers in this vibrant village. Currently fitted out as a butcher's shop, it includes...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES