

## Two village houses with a double garage, garden, cave and natural spring



## INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	5
Bath:	2
Floor:	121 m2
Plot Size:	1405 m2



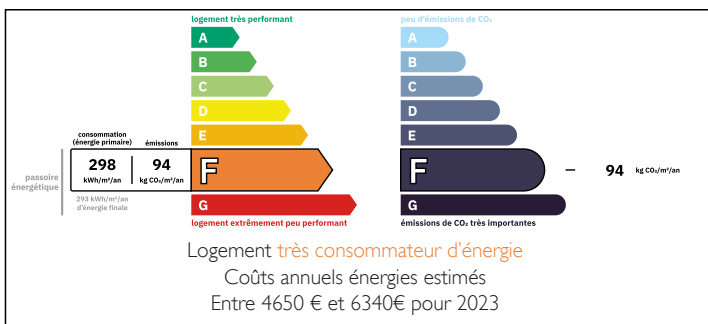
## IN BRIEF

At the entrance to the prestigious and much sought after village of Aubeterre-sur-Dronne, this rare ensemble of two single-storey houses enjoys spectacular views and an absolutely unique setting. Built above a cave carved into the cliff, the properties blend harmoniously into an exceptional natural environment.

Nestled within a beautifully landscaped garden, enhanced by a natural spring and a charming small pond, the property offers a peaceful and privileged lifestyle. A garage and private parking complete the features.

A truly distinctive property combining character, nature, and exclusivity in the heart of one of the region's most beautiful villages.

## ENERGY - DPE



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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

Ideally located in the heart of the listed village of Aubeterre-sur-Dronne, just a short walk from restaurants, bars, shops, and the riverside beach, this character property consists of two stone houses, offering the possibility of a large family home or two independent dwellings.

Both houses are immediately habitable and each benefits from level access from the street, as well as garden-side entrances via charming staircases leading to balconies, from which there are magnificent views over the Dronne Valley.

The first house, offering approximately 67 m<sup>2</sup> of living space, features a fitted and equipped kitchen opening onto a balcony with direct access to the garden. A dining room with fireplace and French doors also opens onto the balcony, along with three bedrooms, a shower room, separate WC, and a second street-side entrance. The current layout allows for easy reconfiguration to combine both houses into a single property.

The second house, approximately 54 m<sup>2</sup>, offers an 18 m<sup>2</sup> living room with fireplace and kitchenette, opening onto a raised terrace with a spiral staircase leading down to the garden. It also includes two attractive bedrooms, a shower room, and WC.

The entire property is built above a troglodyte cave carved into the cliff, a rare and remarkable feature. This level includes a large 67 m<sup>2</sup> garage, a 54 m<sup>2</sup> workshop, an 18 m<sup>2</sup> cellar, as well as the natural spring that feeds the charming garden pond.

The property benefits from two separate electricity meters, one water meter with a sub-meter for the...

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES