

Very successful restaurant in the beautiful town of Aubeterre sur Dronne, 3 Bed apartment, excellent condition. Rarely available



## INFORMATION

Town:

Department: Charente

Bed: 3

Bath: 2

Floor: 300 m2

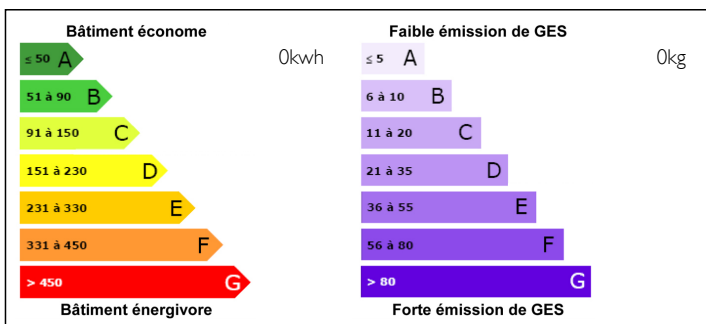
Plot Size: 107 m2



## IN BRIEF

Situated in the picturesque village of Aubeterre sur Dronne. Your diners can enjoy the fabulous views from the terraces high above the rooftops. This restaurant has an excellent name within the region and also with the tourists.

## 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

This is a rare opportunity to buy a property with a very successful business. With its 54 covers, 24 inside the building and 30 on the 2 terraces.

Enter the restaurant from just of the main square in Aubeterre.

RESTAURANT and BAR (47.5m<sup>2</sup>) fully furnished and benefits from a 'dumb waiter' and disabled toilet. Fireplace. Doors opening onto TERRACE 1 (15.5m<sup>2</sup>) Fabulous views of Aubeterre. Stairs down to fully equipped COMMERCIAL KITCHEN and TERRACE (40m<sup>2</sup>) with CAVE (wine and drinks store) STORE ROOMS (40m<sup>2</sup>) and WATER SOURCE below. Door opening onto side road for delivery access. Stairs rising from first terrace to TERRACE 2 (15.5m<sup>2</sup>) again with fabulous views. Doors leading too PRIVATE ACCOMMODATION, recently renovated to a very high standard. KITCHEN/DINING, SITTING ROOM, 3 DOUBLE BEDROOMS, one with ensuite shower room, FAMILY BATHROOM,

The property benefits from a new roof  
More information is available on demand...

## LOCAL TAXES

Taxe foncière:

1500 EUR

## NOTES