

An elegant pied-à-terre with breathtaking views, exceptional design, and unrivalled location.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	1
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

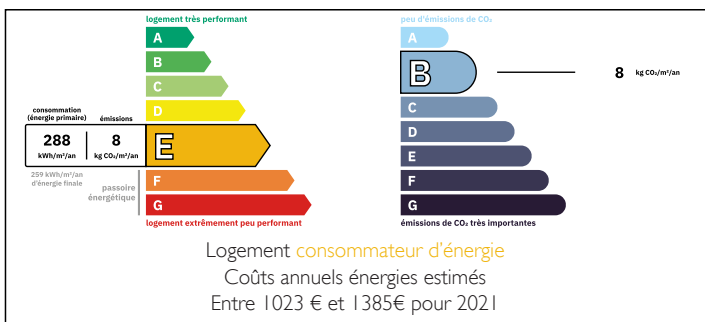
IN BRIEF

Situated in the very centre of Aubeterre-sur-Dronne, officially recognised as one of Les Plus Beaux Villages de France, this beautifully restored village house offers a rare opportunity to own a refined and stylish home in one of the most picturesque and sought-after destinations in the southwest of France.

This elegant 1-bedroom property spans around 100m² of thoughtfully designed living space and has undergone a full renovation, including a recent roof, making it the perfect lock-up-and-go or charming permanent residence. The renovation combines French character with a clean, contemporary aesthetic—showcasing design-led touches, exposed stone, high ceilings, and curated details throughout.



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

Property Layout:

Ground Floor (Approx. 55m²):

A light-filled, open-plan living/dining/kitchen area with character fireplace and wood-burning stove. The room is framed by a French balcony offering captivating views across the rooftops and rolling countryside. There is also a guest WC / utility room.

First Floor (Approx. 40m²):

A stunning, airy open-plan bedroom suite with lounging area, feature fireplace, and exposed beams along with those lovely views. The room is large enough to be divided into two distinct spaces if desired. A luxurious shower room and WC (10m²) completes the upper level.

Basement:

A spacious cellar, with excellent potential for conversion—ideal for use as a wine cave, workshop, studio or additional living space.

Additional Highlights:

Chic, design-led renovation throughout

No exterior space, but panoramic village and countryside views

Space offering additional storage

Recent roof

Ideally located for a low-maintenance holiday home or boutique rental

Location: Aubeterre-sur-Dronne

Tucked away in the southern Charente, Aubeterre-sur-Dronne is a village steeped in charm and history. With its famous monolithic church carved into the cliffside, the winding cobbled streets are home to a delightful selection of artisanal boutiques, craft shops, cafés, restaurants, and lively bars, all within walking distance of your front door.

NOTES