

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



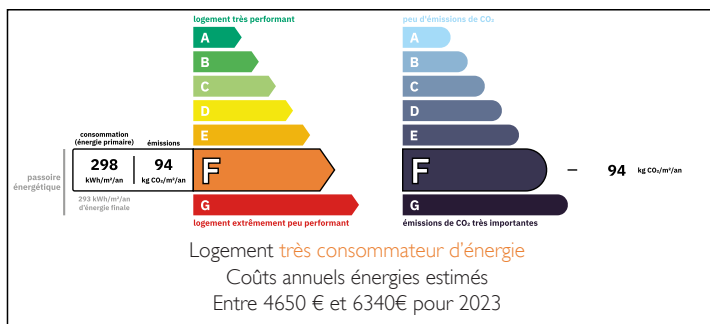
IN BRIEF

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



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.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

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 m² 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 m², offers an 18 m² 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 m² garage, a 54 m² workshop, an 18 m² 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...