LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44319BEC16 Price: 150 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)

Spacious apartment and large 255 m commercial space offering great potential in a sought-after village.















INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1205 m2

IN BRIEF

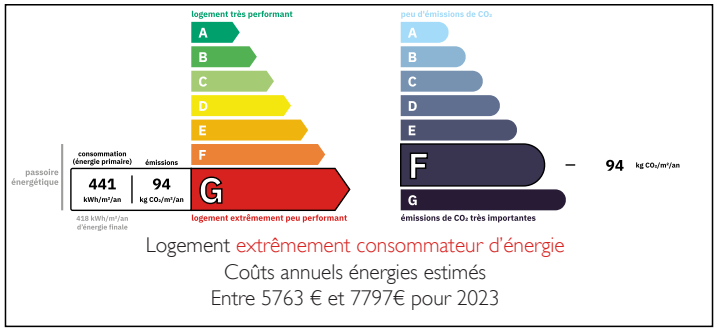
Investors – rare opportunity – an income-generating building ideally located on the main road in a tourist area.

The commercial space is made up of 3 units: 60 m², 66 m², and 129 m². It can adapt to a variety of projects and offers strong potential for retail businesses, garages, storage, or conversion into additional apartments.

The 130 m² apartment above is spacious and comfortable. It features an open-plan kitchen and dining area with a fireplace/wood-burning stove, a bright 38 m² living room with a balcony and a large terrace offering superb views over the valley, 4 large bedrooms, and 2 shower rooms. The property is immediately habitable, with some minor refurbishment work to be expected.

Outside, the 30 m² terrace is ready for relaxing

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5763 € et 7797€ pour 2023

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.

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NOTES

DESCRIPTION

Aubeterre sur Dronne is listed as one of the most beautiful villages in France and is renowned for its immense underground church attracting over 50 000 visiters to the village each year. This substantial investment property comprises a versatile commercial section and a spacious residential apartment above, offering strong rental yield potential and multiple development opportunities.

The commercial premises are divided into three separate units of approximately 60 m², 66 m² (manuel doors) and a 129 m² space with an electrical door. Thanks to their configuration and prominent roadside position, they offer excellent visibility and accessibility. The space is highly adaptable and could suit a wide range of uses, including retail shops, professional offices, workshops, garages, storage facilities, or even conversion into additional residential units, subject to necessary permissions. This flexibility makes it an attractive asset for investors seeking value enhancement and long-term profitability.

Above the commercial units, the property features a generous 130 m² apartment, offering comfortable and well-proportioned living spaces. It includes an open-plan kitchen and dining area with a fireplace and wood-burning stove, creating a warm and welcoming atmosphere. The bright and airy 38 m² living room opens onto a balcony and a large terrace, both enjoying exceptional panoramic views over the valley.
The sleeping area comprises four well-sized bedrooms and two shower rooms, making the property suitable for a family home, holiday rental, or shared accommodation project. The apartment is immediately habitable, requiring only cosmetic refurbishment to modernise and personalise the space.
Externally, a...