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Ref: A45144REC16 Price: 299 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

**Beautiful stone building right on the village square with 2 appartments and a great commercial space**







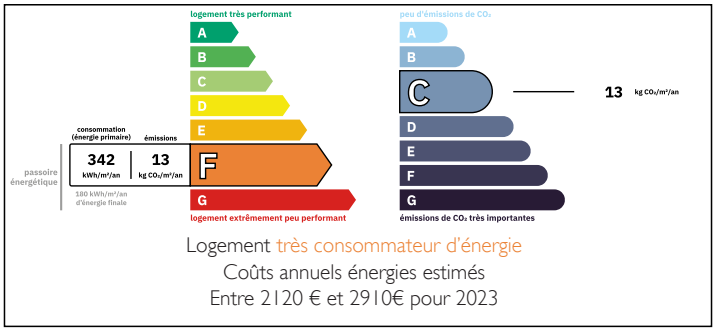








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## INFORMATION

| | |
|---|---|
| Town: | Aubeterre-sur-Dronne |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 105 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Aubeterre-sur-Dronne, a village listed among the Most Beautiful Villages of France, is a historic village known for its castle, its monolithic church, and its busy year-round tourist industry.

In the heart of the village, on Place Ludovic Trarieux, stands a beautiful stone building arranged over three levels.

On the ground floor, a superb 34 m² commercial space features beautiful exposed stone walls and an impressive vaulted stone ceiling. This warm and characterful space is currently operated as a well-known and highly frequented wine bar.

Access to the two apartments (33 m² and 34 m²) is via a street-level entrance at the rear of the building. Both apartments feature a pleasant fully equipped kitchen open to the living area, a bedroom, a shower room, and a separate WC.

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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.

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# DESCRIPTION

In the heart of Aubeterre-sur-Dronne, a village listed among the "Most Beautiful Villages of France", discover this elegant cut-stone building ideally located on Place Ludovic Trarieux, the true centre of village life. Renowned for its exceptional heritage, its castle, its famous monolithic church, and its year-round tourist appeal, Aubeterre offers a privileged living environment and strong rental potential.

Set over three levels, this charming property benefits from a prime location, just steps away from the shops, restaurants, and lively atmosphere that make the village so well known.

On the ground floor, facing the square, there is a approximately 34 m² commercial space currently operated as a highly appreciated wine bar, popular with both locals and visitors. Its authenticity appeals immediately, featuring beautiful exposed stone walls and a superb vaulted stone ceiling. It also includes a kitchen area, a WC with hand basin, and a storage cellar. This space offers multiple business opportunities such as a boutique, gallery, professional office, or craft activity.

Access to the residential units is via a separate entrance located at the rear of the building at street level.

The first apartment, approximately 33 m², is on one level. It comprises a fully equipped kitchen opening onto a dining area, a large and bright bedroom, a shower room, and a separate WC. Functional and pleasant to live in, it represents an excellent rental investment or a charming holiday pied-à-terre.

The second apartment, approximately 34 m², offers a fully equipped kitchen open to the living room...

# NOTES