

Charming village house offering exceptional views, three balconies, a garage, a cave and a natural spring.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

This historic property in the centre of Aubeterre sur Dronne is built on four different levels. On the lowest level, close to the village washhouse, there is a garage, leading to a huge natural cave carved into the rock with an ancient spring that has supplied the village washhouse with water for decades.

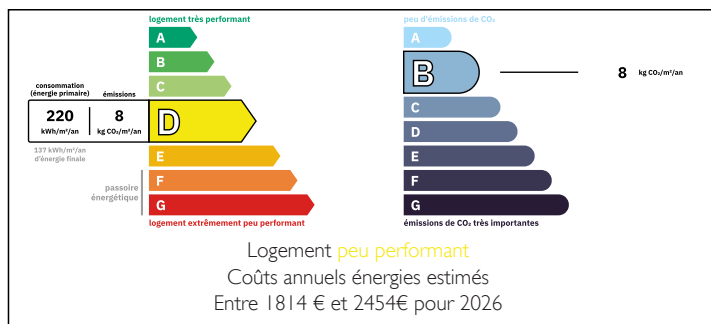
A staircase leads to the next level with a 47 m² room to renovate, complete with an old fireplace and balcony. This large space offers excellent potential to create additional living accommodation.

The ground floor features an attractive open-plan kitchen and living room opening onto a large balcony with superb views.

The first floor offers two bedrooms, one of which benefits from its own balcony and another great point of view, together with a family bathroom and a separate WC.



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

Ground Floor

Open-plan kitchen – 23 m²

Wooden flooring, induction hob, extractor hood, electric oven and dishwasher.

Entrance door opening onto the village square.

Living room – 24.80 m²

Original wooden flooring, exposed stone walls and beams, built-in cupboard, wood-burning stove, window and French doors opening onto the balcony.

Balcony – 11 m².

First Floor

Bedroom 1 – 19.49 m²

Wooden flooring, two windows.

Landing – 2.73 m²

Wooden flooring.

Bathroom with WC – 4.27 m²

Tiled floor, ventilation system (VMC).

Separate WC – 1.64 m²

Wooden flooring, ventilation system (VMC).

Bedroom 2 – 18.43 m²

Wooden flooring, fireplace, built-in cupboard, French doors opening onto the balcony.

Balcony – 11 m².

Second Floor

Attic office area with Velux roof window.

Convertible attic space – 36 m²

Lower Level Beneath the Living Room

Room – 47 m² Concrete floor.

Balcony – 11 m².

NOTES