LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46875REC16 Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Charming stone building with commercial premises on the ground floor and a renovated two-bedroom flat above.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

IN BRIEF

Ideally situated on the lively main square of Aubeterre-sur-Dronne, a popular tourist village welcoming 60,000 visitors each year, this attractive stone investment property comprises commercial premises on the ground floor and a fully renovated apartment above, offering excellent rental and business potential.

The commercial premises comprise a 29 m² retail area with a beautiful entrance door, display window, attractive wooden flooring and exposed stone walls. A second room features an original stone fireplace and includes a kitchenette and a WC with wash-hand basin. The entire commercial area is set above a 25 m² cellar.

The apartment has an independent entrance. The entrance hall leads to a room that could be used as a study or a additional bedroom, a shower room and a beautifully fitted open-plan kitchen leading into

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**932 EUR**

NOTES

DESCRIPTION

Commercial Premises

Retail Area – 29 m²: new entrance door and display window, wooden flooring, exposed stone walls.

Room – 12 m²: original stone fireplace, original stone sink, wooden flooring, window.

Kitchenette – 2.50 m²: wooden flooring, sink.

WC – 2.00 m²: wash-hand basin.

Cellar – 25.00 m²: concrete floor.

Apartment – Independent Access

Staircase / Landing: wooden flooring.

Shower Room with WC – 3.30 m²: walk-in shower, tiled floor, mechanical ventilation (VMC).

Room – 9.10 m²: wooden flooring, window, fitted cupboards, hot water cylinder, laundry area.

Open-Plan Kitchen / Living Room – 30.00 m²: wooden flooring, exposed stone walls, gas hob, extractor hood, original fireplace, two windows overlooking the village square.

Bedroom 1 – 20.80 m²: wooden flooring, exposed stone walls, window.

Landing / Hallway – 8.50 m²: wooden flooring.

Bedroom 2 – 15.10 m²: wooden flooring, exposed stone walls.

Mezzanine Bedroom – 7.00 m².

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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