

Charming troglodyte property with swimming pool, garage, gardens and breathtaking views

EXCLUSIVE



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	4887 m2

IN BRIEF

This charming character property with 170 m² of living space, arranged over several levels is set in an exceptional and truly enchanting location in the listed village of Aubeterre.

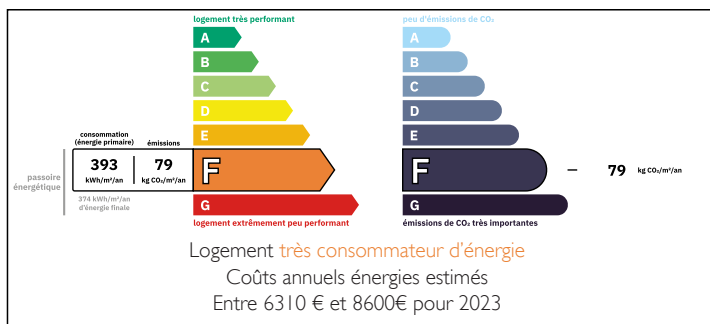
On the ground floor, a large terrace leads directly into the kitchen featuring exposed beams and a fireplace with a wood-burning insert. On the right a beautiful bedroom and on the left a bathroom with shower, and a separate WC.

The garden level offers a spacious living room with a fireplace, exposed beams and French doors opening onto the garden. This level also features a dining room/bar carved into the rock, a wine cellar and a bedroom.

Upstairs, two further bedrooms, a shower room and WC complete the accommodation.



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

Nestled in a privileged setting, just a few minutes' walk from the enchanting village of Aubeterre-sur-Dronne, classed one of the most beautiful villages in France with a castle, the biggest underground church in Europe, bar restaurants, shops and a river beach. The village attracts over 60 000 visitors each year and this charming character property has been successfully rented during the summer season for several years, generating an average rental income of €1,850 per week.

Ground Floor
Terrace: 30 m².

Kitchen: 30 m² – tiled floor, exposed beams, fireplace with wood-burning insert and heat distribution system, gas hob, extractor hood and electric oven.

Hallway: 2.70 m².

Bedroom: 16.48 m² – carpeted floor, two double-glazed windows.

Landing / Corridor: 7.46 m² – tiled floor.

WC: 2.80 m² – tiled floor, mechanical ventilation.

Bathroom with shower: 15 m² – tiled floor, double washbasin and walk-in shower.

Garden Level

Dining Room / Bar: 14.95 m² – a unique room carved directly into the rock, tiled floor, door providing access to the cellar and a further door leading to the garage.

Cellar: 10 m² – exposed natural rock.

Living Room: 34 m² – tiled floor, fireplace, exposed beams, French doors opening onto the garden and staircase leading to the upper floor.

NOTES