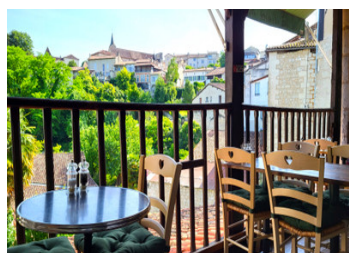


Great opportunity. Successful restaurant in beautiful Aubeterre, with a 3-bed apartment. Excellent condition,

EXCLUSIVE



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	3
Bath:	2
Floor:	300 m2
Plot Size:	0 m2

IN BRIEF

Located in the picturesque village of Aubeterre sur Dronne in Charente close to the Dordogne, which is listed as one of the most beautiful villages in France.

This renowned restaurant offers diners stunning terrace views high above the rooftops. The establishment boasts an excellent reputation among both locals and tourists, ensuring a steady stream of patrons year-round.

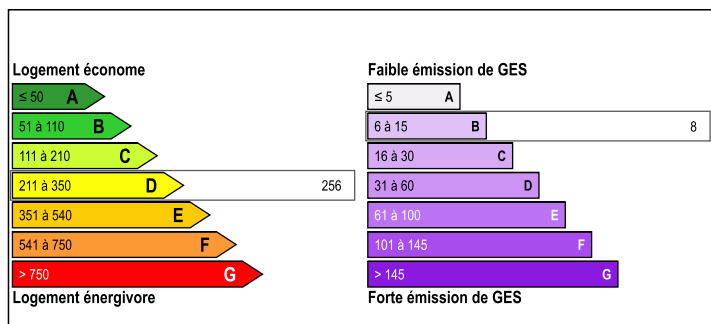
The restaurant is located in the heart of the village on the way to the troglodyte church (3 stars in the Michelin green guide) which receives 65,000 visitors a year and is open all year round. The restaurant itself, is located in a historic house in Aubeterre, formerly the town hall, which also has a spring. This gives it a unique atmosphere while being perfectly maintained for an old house.

Excellent reviews on TripAdvisor.

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.

ENERGY - DPE





DESCRIPTION

This is a rare opportunity to acquire a property with a highly successful business. The restaurant has a capacity of 54 covers, with 24 inside and 30 across 3 terraces.

Situated just off the main square in Aubeterre, the property includes:

****RESTAURANT and BAR**** (47.5m²): Fully furnished, featuring a fireplace, a dumb waiter, and a disabled toilet. Doors open onto ****TERRACE 1**** (15.5m²) with fabulous views of the village and valley from the terraces

****COMMERCIAL KITCHEN****: Fully equipped, leading to a ****ROOM**** (40m²) which can seat approximately 18 covers, and is ideal for groups and parties. ****CAVE**** (wine and drinks store), ****STORE ROOMS**** (40m²), and a water source below. There is also side road access for deliveries.

****TERRACE 2**** (15.5m²): Accessed by stairs from the first terrace, offering more stunning views. The terraces are covered, which means that they can be used all year round. Even in winter, there is a system in place which ensures they can be used no matter the weather.

****PRIVATE ACCOMMODATION****: Recently renovated to a high standard, including a kitchen/dining area, sitting room, three double bedrooms (one with an ensuite shower room), and a family bathroom.

The property also benefits from a new roof. More information is available upon request.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES