

An elegant pied-à-terre with breathtaking views, exceptional design, and unrivalled location.



INFORMATION

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

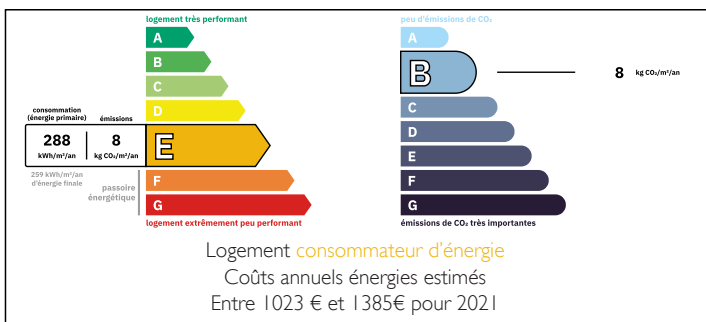
IN BRIEF

Situated in the very centre of Aubeterre-sur-Dronne, officially recognised as one of Les Plus Beaux Villages de France, this beautifully restored village house offers a rare opportunity to own a refined and stylish home in one of the most picturesque and sought-after destinations in the southwest of France.

This elegant 1-bedroom property spans around 100m² of thoughtfully designed living space and has undergone a full renovation, including a brand-new roof, making it the perfect lock-up-and-go or charming permanent residence. The renovation combines French character with a clean, contemporary aesthetic—showcasing design-led touches, exposed stone, high ceilings, and curated details throughout.



ENERGY - DPE



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.



DESCRIPTION

Property Layout:

Ground Floor (Approx. 55m²):

A light-filled, open-plan living/dining/kitchen area with character fireplace and wood-burning stove. The room is framed by a French balcony offering captivating views across the rooftops and rolling countryside. There is also a guest WC / utility room.

First Floor (Approx. 40m²):

A stunning, airy open-plan bedroom suite with lounging area, feature fireplace, and exposed beams along with those lovely views. The room is large enough to be divided into two distinct spaces if desired. A luxurious shower room and WC (10m²) completes the upper level.

Basement:

A spacious cellar, with excellent potential for conversion—ideal for use as a wine cave, workshop, studio or additional living space.

Additional Highlights:

Chic, design-led renovation throughout

No exterior space, but panoramic village and countryside views

Space offering additional storage

Brand-new roof

Ideally located for a low-maintenance holiday home or boutique rental

Location: Aubeterre-sur-Dronne

Tucked away in the southern Charente, Aubeterre-sur-Dronne is a village steeped in charm and history. With its famous monolithic church carved into the cliffside, the winding cobbled streets are home to a delightful selection of artisanal boutiques, craft shops, cafés, restaurants, and lively bars, all within walking distance of your front door.

LOCAL TAXES

Taxe habitation: EUR

NOTES