

An exceptional opportunity: a thriving business and renowned bar in one of France's most beautiful villages



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	0
Bath:	0
Floor:	35 m2
Plot Size:	28 m2

IN BRIEF

Located in the picturesque village of Aubeterre-sur-Dronne in the Charente, close to the Dordogne, and listed among the most beautiful villages in France, this renowned bar enjoys a prime location in the heart of the village square.

The establishment boasts an excellent reputation among both locals and tourists, ensuring a steady flow of customers throughout the year.

Ideally situated on the route to the famous troglodyte church, which attracts approximately 65,000 visitors annually, the bar benefits from exceptional foot traffic and is open year-round.

The business enjoys outstanding reviews on TripAdvisor, Google, and other platforms, reflecting its popularity and strong reputation.



ENERGY - DPE

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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

A rare opportunity to acquire a highly successful and well-established business in the heart of one of France's most sought-after villages.

This popular bar enjoys strong appeal with both local residents and the steady flow of tourists, offering an ideal balance between year-round trade and significant seasonal income during holidays and the summer months.

Perfectly positioned on the main square of Aubeterre-sur-Dronne and on the main route leading to the largest underground church in Europe, the property benefits from a prime, high-footfall location in a renowned tourist destination.

Currently operating as a wine bar, The premises comprise approximately 35 m² of internal space, including a bar and seating area.

In addition, the business benefits from outdoor seating across two terraces directly overlooking the main square, creating a highly attractive setting during the warmer months.

A strong feature of the business is its ability to host seasonal events such as wedding receptions, concerts, sports events and private functions, generating additional revenue streams.

An exceptional turnkey opportunity in a thriving and picturesque location.

Please note that the freehold property is also available for purchase at a price of €299,000 (Ref: A45144REC16).

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

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