

Building & Business: Wine Bar + 2 Apartments in Top Tourist Hotspot – Ready to Live, Run & Earn from Day One



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	0 m2



IN BRIEF

Aubeterre-sur-Dronne, listed among the Most Beautiful Villages of France, is a highly visited tourist destination known for its monolithic church and château, attracting visitors all year round.

In the heart of the village, on Place Ludovic Trarieux, stands a beautiful stone building over three levels, comprising an operating wine bar and two apartments.

On the ground floor, a 34 m² commercial space with exposed stone walls and a vaulted ceiling currently operates as a popular and well-established wine bar with a strong reputation.

At the rear, a separate entrance leads to two apartments of 33 m² and 34 m², each featuring a fitted kitchen open to the living area, a bedroom, a shower room, and separate WC.

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.



NOTES

DESCRIPTION

In the heart of Aubeterre-sur-Dronne, listed among the Most Beautiful Villages of France, discover this elegant cut-stone building ideally located on Place Ludovic Trarieux, the true centre of village life. Renowned for its exceptional heritage, château, famous monolithic church, and year-round tourist appeal, Aubeterre offers a privileged living environment with strong rental and business potential.

Set over three levels, the property enjoys a prime position just steps from shops, restaurants, and the lively atmosphere of the village square.

On the ground floor, facing the square, a commercial space of approximately 34 m² is currently operated as a highly successful and well-regarded wine bar, popular with both locals and visitors. Full of character, it features exposed stone walls, a superb vaulted stone ceiling, a bar and seating area, kitchen space, WC with hand basin, and a storage cellar. It also offers strong versatility for other uses such as a boutique, gallery, office, or craft business.

The business benefits from excellent visibility and footfall, including outdoor seating on two terraces overlooking the main square. Its location on the main route to the famous underground monolithic church ensures a constant flow of visitors throughout the year. The venue also lends itself perfectly to seasonal events such as private functions, concerts, and receptions, generating additional income streams.

Accessed via a separate street-level entrance at the rear, the residential part comprises two independent apartments.

The first apartment (approx. 33 m²) offers a fully equipped kitchen open to a dining area, a large bright bedroom,...