

Charming village house offering exceptional views, three balconies, a garage, and an amazing cave troglodyte.



INFORMATION

Town:	Aubeterre-sur-Dronne
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



IN BRIEF

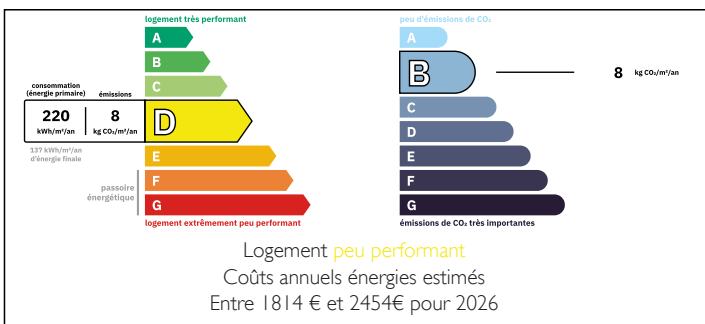
This historic property in the centre of Aubeterre sur Dronne is built on four different levels. On the lowest level, close to the village washhouse, there is a garage, leading to a huge natural cave carved into the rock with an ancient spring that has supplied the village washhouse with water for decades.

A staircase leads to the next level with a 47 m² room to renovate, complete with an old fireplace and balcony. This large space offers excellent potential to create additional living accommodation.

The ground floor features an attractive open-plan kitchen and living room opening onto a large balcony with superb views.

The first floor offers two bedrooms, one of which benefits from its own balcony and another great point of view, together with a family bathroom and a separate WC.

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

Ground Floor

Open-plan kitchen – 23 m²

Wooden flooring, induction hob, extractor hood, electric oven and dishwasher.

Entrance door opening onto the village square.

Living room – 24.80 m²

Original wooden flooring, exposed stone walls and beams, built-in cupboard, wood-burning stove, window and French doors opening onto the balcony.

Balcony – 11 m².

First Floor

Bedroom 1 – 19.49 m²

Wooden flooring, two windows.

Landing – 2.73 m²

Wooden flooring.

Bathroom with WC – 4.27 m²

Tiled floor, ventilation system (VMC).

Separate WC – 1.64 m²

Wooden flooring, ventilation system (VMC).

Bedroom 2 – 18.43 m²

Wooden flooring, fireplace, built-in cupboard, French doors opening onto the balcony.

Balcony – 11 m².

Second Floor

Attic office area with Velux roof window.

Convertible attic space – 36 m²

Lower Level Beneath the Living Room

Room – 47 m² Concrete floor.

Balcony – 11 m².

NOTES