

Stone house of approx. 150 m2 with outbuildings set in enclosed garden with trees of 3466 m2

## EXCLUSIVE

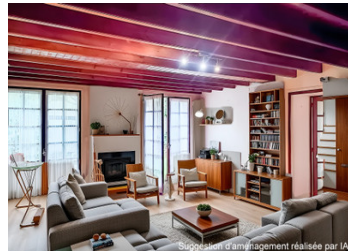


## INFORMATION

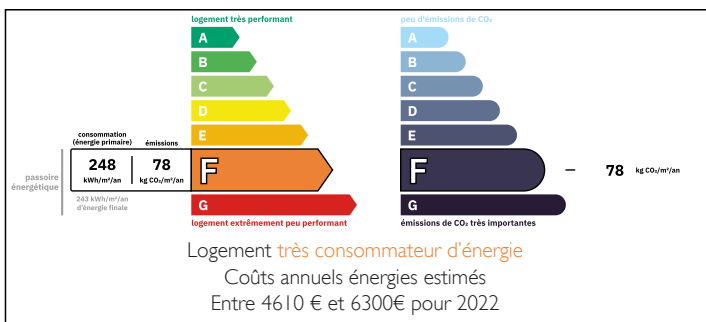
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Romain-de-Benet |
| Department: | Charente-Maritime     |
| Bed:        | 2                     |
| Bath:       | 1                     |
| Floor:      | 148 m2                |
| Plot Size:  | 3466 m2               |

## IN BRIEF

In a peaceful setting, this property benefits from an excellent location close to a pretty village, the spa town of SAUJON, and equidistant (20 minutes) from the highly sought-after beaches of ROYAN, the Atlantic coast and the town of SAINTES. This stone house with outbuildings features a large living room with fireplace and high ceilings thanks to its mezzanine. There is a kitchen area with access to an outside terrace overlooking the garden. The whole communicates with a large lounge, a corridor leading to a bathroom, wc, utility room and access to the outbuilding/garage. Upstairs is a mezzanine, a large bedroom (possibility of 2) with a large balcony, a room with a wc and washbasin, ideal for a second shower room. The enclosed garden planted with trees provides a peaceful, rejuvenating setting in which to enjoy the fine...



## 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 (areas given for information only but not contractual)

Living room with kitchen area: 40 m2

Living room: 35 m2

Hallway: 6.50 m2

Bathroom: 7 m2

WC: 1.60 m2

Utility room: 14 m2

Outbuildings/boiler room/garage 45 m2+

Attic/mezzanine 15 m2

Former sheepfold overlooking garden 15 m2

## FLOOR

Mezzanine: 19.50 m2

Bedroom: 30 m2

Adjoining room with wc: 5 m2

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES