

## Charming 3-Bed French Cottage with Garden & Barn – Charente Maritime

EXCLUSIVE



## INFORMATION

Town:	Romazières
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	2040 m2



## IN BRIEF

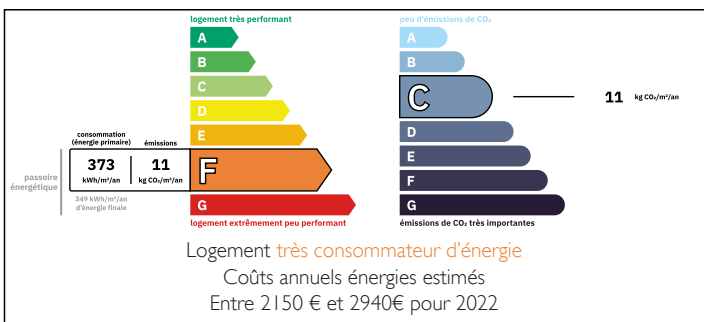
Discover this charming three-bedroom longère-style cottage in the peaceful village of Romazières. Brimming with authentic French character, this traditional home features exposed beams, tiled floors, and a large wood-burning fireplace.

The property includes a private courtyard, barn, and front and rear gardens, perfect for relaxing or entertaining.

Ideally located in the heart of the village, it offers easy access to nearby market towns such as Aulnay, Chef-Boutonne, Aigre, and Matha, each with shops, restaurants, and amenities.

This delightful Charente Maritime property combines rustic charm with practical living space, making it an ideal holiday home or full-time residence in the French countryside.

## ENERGY - DPE



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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

Enter through gated access into a sunny front garden leading to the welcoming kitchen with tiled floor and exposed beams.

To the left, a cosy sitting room features a large fireplace with wood-burner and ample space for family dining.

A spacious bar and entertainment room opens to a utility area housing the hot-water tank and leads directly to the enclosed courtyard, which is ideal for al-fresco dining under a mature vine.

An adjoining part-renovated room offers potential as a games room, guest suite, or extra living space.

Upstairs, a generous landing can serve as an office or reading area. Three bright bedrooms share a bathroom and separate WC.

Outside, enjoy both a small front garden and a larger rear garden, along with a substantial detached barn requiring some roof repair, offering great potential for conversion or storage.

Romazières is surrounded by open farmland and charming villages, providing a tranquil lifestyle within easy reach of regional centres and the beautiful Atlantic coast.

## LOCAL TAXES

Taxe foncière: **906 EUR**

Taxe habitation: **EUR**

## NOTES

Ground floor:

Kitchen 15.94m<sup>2</sup>

Sitting room 18.61m<sup>2</sup>

Bar/entertainment room 22.45m<sup>2</sup>

Utility room 18.84m<sup>2</sup>

Storage room 25.02m<sup>2</sup>

First floor:

Landing 12.01m<sup>2</sup>

Bedroom one 10.98m<sup>2</sup>

Bedroom two 12.35m<sup>2</sup>

Bedroom three 14.32m<sup>2</sup>

Bathroom 7.41m<sup>2</sup>