



Ref: A35881SSA17 Price: 109 997 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 915 EUR without fees)

Cute three bedroomed traditional house with garden, barn and courtyard







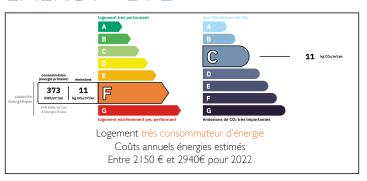








ENERGY - DPE



INFORMATION

Town: Romazières

Department: Charente-Maritime

Bed: 3

Bath:

Floor: 103 m2
Plot Size: 2040 m2

IN BRIEF

This is a typical longere-style cottage full of traditional French character located right in the centre of the village of Romazieres in the Charente Maritime.

Enter the property through gates into the front garden. The front door leads into the kitchen with tiled floor and wooden beams. To the left is the cosy sitting room with a large fireplace and woodburner, tiled floor and wooden beams. There's also plenty of room for a large dining table. To the left of the kitchen is the bar/entertainment room, again with beams and tiled floor.

From this room there is a very useful utility room with the hot water tank, and a door leading onto the courtyard. And then there is an additional part-renovated room which could be a games room or provide additional sleeping accommodation.

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.



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LOCAL TAXES

Taxe foncière: 906 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful wooden stairs lead from the kitchen to the upstairs landing which is incredibly spacious and provides plenty of room of an office or library. There are three good-sized bedrooms, a bathroom and a separate toilet.

Outside to the front there is a small front garden leading to a larger garden and the lovely enclosed courtyard with a seating area covered by a beautiful vine providing much needed shade during the summer months.

There is also a huge barn separate to the house which needs some work doing to the roof.

Romazieres is a popular village surrounded by miles and miles of farming land. There's a choice of local towns to visit for supermarkets, bars, restaurants and amenities including Aulnay 15km, Chef Boutonne 17km, Aigre 20km and Matha 20km.

Measurements (approximate)

First floor: Kitchen 15.94m2 Sitting room 18.61m2 Bar/entertainment room 22.45m2 Utility room 18.84m2 Storage room 25.02m2

First floor: Landing 12.01m2 Bedroom one 10.98m2 Bedroom two 12.35m2 Bedroom three 14.32m2 Bathroom 7.41m2 Toilet 1.58m2

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