

Character property in a quiet and privileged setting, with house, 2 gîtes, pool and barns on 3 acres of land.



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Romain |
| Department: | Charente     |
| Bed:        | 8            |
| Bath:       | 4            |
| Floor:      | 333 m2       |
| Plot Size:  | 12545 m2     |

## IN BRIEF

This beautiful character property is set in a peaceful, leafy setting and enjoys stunning views over the rolling countryside of South Charente.

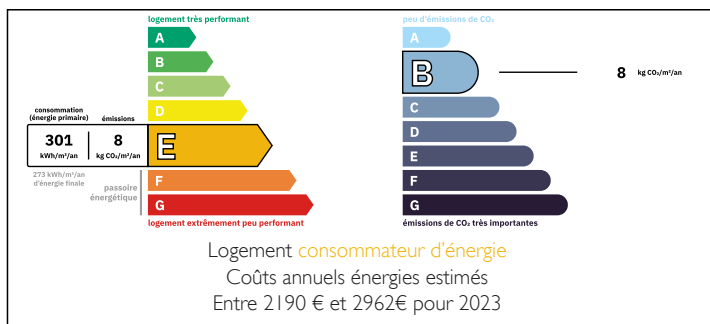
The house offers generous living space, high-quality features, and many original period details have been carefully preserved. The main house comprises four bedrooms, including a ground-floor bedroom and a shower room, as well as two self-contained two-bedroom gîtes.

The property also includes a lovely stone barn, a large open-fronted barn/hangar with space for up to four vehicles, a swimming pool with terraces and beautiful views, gardens, and a meadow below, completing this exceptional property.

Ideally situated 5 minutes from Aubeterre sur Dronne, one of the most beautiful villages in France, and 15 minutes from Chalais, a small town with all



## 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.



## LOCAL TAXES

**Taxe foncière: 2032 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE (176m2)

Ground floor:

- Entrance hall (14m2)
  - Living room (28.7m2) with fireplace and wood-burning stove
  - Kitchen (23.5m2)
  - Boiler/laundry room and pantry (17.6m2) with access to additional bedroom upstairs (22m2)
  - Lounge with bar (15.75m2)
  - wc
  - Bedroom 1 (12.3m2) with dressing room (2.13m2)
  - Bathroom (10m2) with walk-in shower, bath and double basin.
- First floor
- Bedroom 3 (13.6m2)
  - Bedroom 4 (10.4m2)
  - Shower room (6.44m2)

### GÎTE 1 (85m2)

- Living room (22m2)
- Sunken kitchen (16.8m2)
- TV lounge on mezzanine (13.6m2)
- Bedroom 1 (12m2)
- Bedroom 2 (14, 8m2)
- Bathroom (6 m2) with shower and bath
- wc

### GÎTE 2 (71m2)

- Living room (38m2) with open plan kitchen (6 m2)
- Bedroom 1 (11,6m2)
- Bedroom 2 (11m2)
- Shower room (5m2)
- wc

### OUTSIDE:

- Attached barn (187m2)
- Hangar / open walled barn (67m2)
- Swimming pool with terraces and vues
- Garden and meadow