

Cosy 2 bedroomed cottage with private pool, large barn and garden.



## INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	130 m <sup>2</sup>
Plot Size:	4728 m <sup>2</sup>

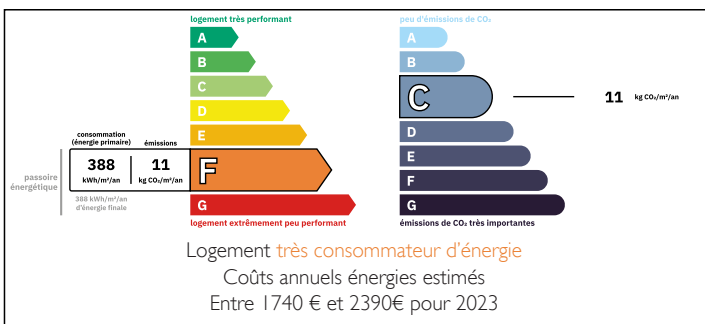


## IN BRIEF

Charming Character Home with Barn & Expansive Garden in Peaceful Hamlet

Nestled in a tranquil rural hamlet, this delightful character property offers a wonderful blend of charm, space, and potential. Surrounded by nearly 5,000 m<sup>2</sup> of gardens with established fruit trees, it provides an idyllic setting for those seeking a peaceful permanent residence or a relaxing holiday retreat.

## 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

### GROUND FLOOR

The property welcomes you into a light-filled open-plan kitchen, dining, and sitting room, complete with a feature fireplace and wood-burning stove—perfect for cosy evenings. Wooden flooring and exposed beams enhance the warm, rustic charm.

A second sitting/dining room, also featuring a fireplace and wood burner, provides additional living space ideal for entertaining or relaxing.

There are two bedrooms on this level:

The first, with exposed beams and wooden flooring  
The second, featuring fitted storage and direct access to the garden

A shower room and separate WC complete the ground floor. Stairs lead to the attic, and there is also access to a traditional cave.

### First Floor

A spacious attic area presents potential for conversion

### Exterior

Set within an expansive 4,728 m<sup>2</sup> of beautifully maintained grounds, the property is enveloped by a generous garden dotted with mature fruit trees, creating a tranquil and secluded retreat. A private swimming pool invites relaxation under the sun, while a substantial barn offers exceptional potential—whether for storage, a workshop, or an exciting conversion project.

### Location

Situated in a quiet hamlet just outside Saint-Romain, where you'll find a popular café/bar, the property enjoys a peaceful yet convenient setting.

The charming village of Sommiers-du-Clain is only 4 km away and offers local amenities, while the lively market town of Civray (14 km) features a twice-weekly market, shops, restaurants, cinema, and

## LOCAL TAXES

Taxe habitation: EUR

## NOTES