

Characterful Four-Bedroom Country Home in Peaceful Setting



INFORMATION

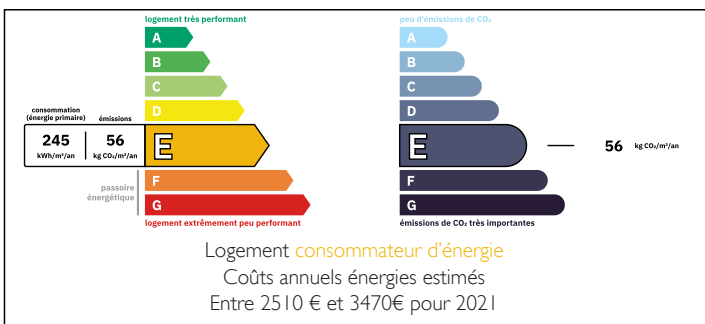
Town:	Romagne
Department:	Vienne
Bed:	4
Bath:	1
Floor:	160 m ²
Plot Size:	2006 m ²



IN BRIEF

Nestled in a tranquil hamlet, this charming and characterful property offers an ideal family home or idyllic holiday retreat. Boasting a wealth of original features throughout, the home combines rustic charm with bright, spacious living areas.

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

Welcoming entrance leading into a bright open-plan kitchen, enhanced by a beautiful beamed archway flowing seamlessly into the dining and sitting area.

The spacious sitting/dining room features exposed beams and an attractive fireplace, creating a warm and inviting living space.

A versatile ground floor room (Bedroom 1/Study) benefits from double doors opening directly onto the garden—perfect for home working or guest accommodation.

Also on this level:

Shower room and Separate WC

Stairs rise to the first floor.

First Floor

Bedroom 2 – A spacious and light-filled room with exposed wooden beam

Bedroom 3 – Generous double, currently arranged as a dressing room

Bedroom 4 – Comfortable double bedroom with built-in storage

Shower room with WC

Exterior

The property enjoys gardens to both the front and rear, offering plenty of outdoor space to relax or entertain.

Additional benefits include:

Parking for several vehicles

Large garage

Outbuildings

Established orchard with mature fruit trees

Location

Situated in a peaceful hamlet just 2.3 km from Romagne, offering a popular bar/restaurant, boulangerie, and local shop.

The picturesque village of Sommières-du-Clain (6 km) provides further amenities, while the bustling market town of Civray (approx. 14 km) offers a

LOCAL TAXES

Taxe habitation:

EUR

NOTES