

Stunning property with 4 gîtes, main house, pool and outbuildings. Set in an idyllic and exclusive location.



INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	8
Bath:	6
Floor:	0 m2
Plot Size:	5406 m2

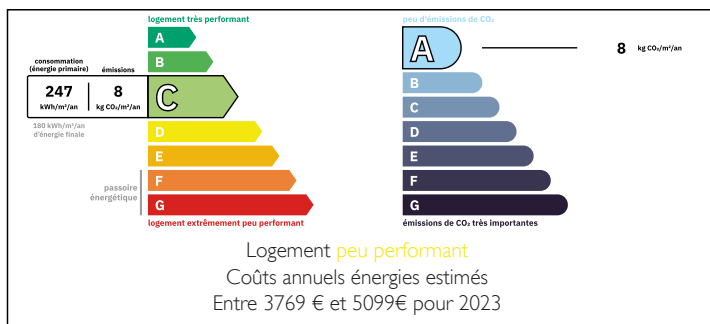
IN BRIEF

This little corner of paradise is situated in southern Charente, near the small town of Chalais, which offers a full range of shops, a railway station connecting Angoulême and Bordeaux, and a large weekly market. Aubeterre-sur-Dronne, one of the most beautiful villages in France, is just 10 minutes away and attracts many tourists to the region.

This property has the feel of a small, private hamlet. It comprises a main house with 2 bedrooms (with the potential to create additional bedrooms upstairs), an adjoining 1-bedroom flat, a 1-bedroom gîte, and 2 studios. A large swimming pool, a sumptuous garden, an orchard, and various outbuildings complete this magnificent property. A must see !



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

MAIN HOUSE:

- Entrance hall (8 m²)
- Bedroom 1 (15.5 m²) with en-suite shower room.
- Bedroom 2 (17.5 m²), with access to the vegetable garden
- Shower room (4.65 m²)
- Toilet
- Fitted kitchen with dining area and pellet-stove (34.5m²)
- Living room (46.2m²) with wood-burning stove

ATTACHED FLAT (25m²)

- Kitchen (5.3m²)
- Shower room and toilet (4m²)
- Upstairs bedroom (10m²)
- Access to garden with private terrace

LOCAL TAXES

Taxe foncière: **2655 EUR**

STUDIO 1 (30 m²)

With fitted kitchen, shower room, and private terrace

STUDIO 2 (35m²)

With fitted kitchen, shower room, and private terrace

COTTAGE (50m²)

- Living room with open-plan kitchen and wood-burning stove (24m²)
- Bedroom (14.8m²)
- Shower room (4.1m²)

NOTES

OUTDOOR AREAS

- 12 x 6 m heated swimming pool (chlorine)
- Games room (30 m²)
- Garage (30 m²)
- Shed (37 m²)
- Barn (150 m²)
- Large lean-to capable of accommodating 4 cars
- 2 wells
- Petanque court
- Orchard

Information about risks to which this property is