

Contemporary single-story house featuring underfloor heating, a garage, a beautiful terrace, and garden



INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	1017 m ²

IN BRIEF

Enjoying an attractive location, this contemporary home, built in 2024, is situated at the end of a small residential development on the edge of a village with a local shop and bar. It offers a peaceful setting, sheltered from neighbouring properties, with lovely views over the rolling countryside.

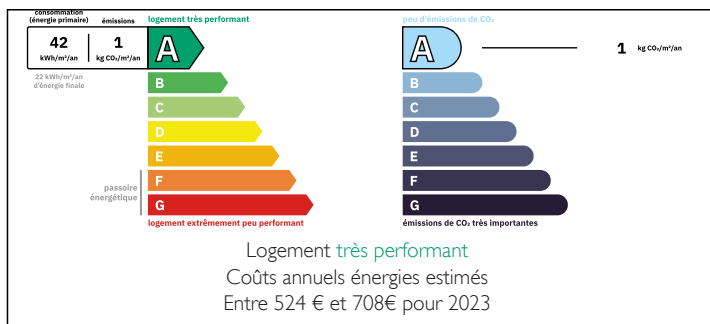
The house has been built using high-quality materials with beautiful handcrafted finishes, reflecting exceptional craftsmanship.

The bright 40 m² living area, flooded with natural light through three French doors, opens onto a stunning bespoke kitchen crafted from fine hardwood – a true centrepiece of the home.

The three bedrooms, measuring 11.50 m², 11.75 m² and 12.64 m² each include fitted wardrobes. A spacious shower room with a walk-in shower and double vanity unit also benefits from bespoke



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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

Entrance Hall – 5.00 m²: tiled floor.

Living Room – 40.50 m²: tiled floor, three French doors.

Open-Plan Fitted Kitchen: tiled floor, induction hob, extractor hood, electric oven, window, mechanical ventilation (VMC).

Utility Room – 6.90 m²: tiled floor, heat pump, thermodynamic water heater, laundry area, mechanical ventilation (VMC).

Hallway – 11.00 m²: tiled floor.

WC – 1.67 m²: tiled floor, mechanical ventilation (VMC).

Bedroom 1 – 11.54 m²: tiled floor, fitted wardrobes.

Bedroom 2 – 11.75 m²: tiled floor, fitted wardrobes.

Bedroom 3 – 12.64 m²: tiled floor, fitted wardrobes.

Shower Room – 8.46 m²: tiled floor, walk-in shower, double vanity unit, bespoke shelving, electric towel radiator, mechanical ventilation (VMC).

Covered Terrace – 16.44 m².

Garage – 24.00 m²: tiled floor, sink, consumer unit.

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

NOTES