

Character property with two stone houses, a gîte, swimming pool, terraces, garden and garage



INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	7
Bath:	6
Floor:	352 m2
Plot Size:	1756 m2



IN BRIEF

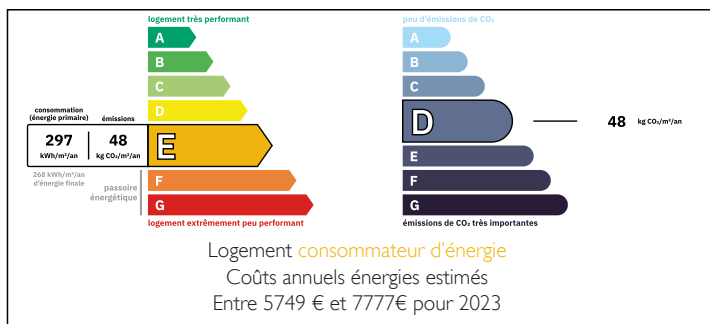
Nestled in a sought-after village in a popular tourist area, this property offers a versatile collection of accommodation, ideal for holidays or year-round living with strong rental income potential.

The main house provides 204 m² of living space over three levels. On the ground floor, an entrance hall, a sitting room with a bread oven, two bedrooms, a shower room-wc, and a utility room. This level would be ideal for rental accommodation.

On the garden level, a kitchen/dining room opening onto a lovely covered terrace, wc, a sitting room with a wood-burning stove, and a bedroom with ensuite shower room. Upstairs, a bedroom and a shower room-wc.

The second house has a 52m² kitchen-diner-living area with access to a large terrace, a bedroom with an ensuite, as well as an office/bedroom and a

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.



NOTES

DESCRIPTION

Main House

Ground Floor:

Entrance Hall – 6.5 m² – Tiled floor, boiler

Living Room – 20.3 m² – Tiled floor, mezzanine, bread oven

Utility Room – 6.7 m² – Fitted, sink, mechanical ventilation (VMC), laminate flooring, laundry area

Bedroom – 14.6 m² – Laminate flooring, built-in cupboard, sink

Bedroom – 17.7 m² – Laminate flooring, door to the garden, original stone sink, built-in cupboard

Shower Room/WC – 3.4 m² – Tiled floor, mechanical ventilation (VMC), window

Hallway – 2 m² – Tiled floor, cupboard housing the hot water tank

Garden Level:

Covered Terrace – 22 m²

Kitchen/Dining Room – 26.9 m² – Laminate flooring, exposed stone and beams, new fitted kitchen with induction hob, microwave, electric oven and fridge-freezer

Living Room – 38.6 m² – Wooden flooring, exposed beams, fireplace with wood-burning stove, four windows, French doors opening onto the terrace

WC – 2.5 m² – Wooden flooring, washbasin

Bedroom – 18.2 m² – Laminate flooring, exposed beams, French doors opening onto the terrace, window

En-suite Bathroom/Shower Room/WC – 6.8 m² – Laminate flooring, window

First Floor:

Bedroom – 34.4 m² – Laminate flooring, exposed beams, three Velux windows

Shower Room/WC – 2.5 m² – Laminate flooring

Landing – 4.5 m² – Carpeted, built-in cupboard

House 2

Entrance Hall – 6.9 m² – Tiled floor, Velux window, staircase