

4 bed Maison d'Maitre, pool, colourful gardens, self-contained 'Pigeonnier' with guest accommodation + sauna.

EXCLUSIVE



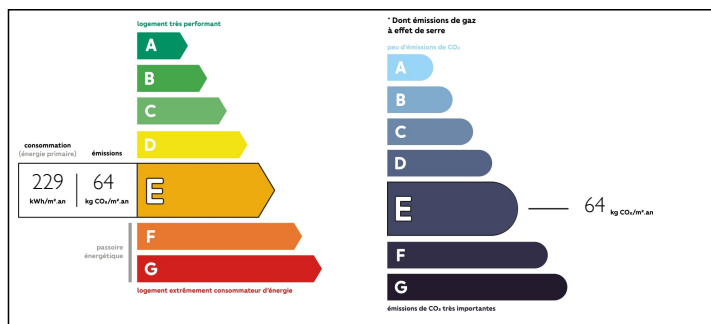
## INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	5
Bath:	4
Floor:	269 m2
Plot Size:	3498 m2

## IN BRIEF

This beautifully renovated stone house, dating back to the mid-1800 's, can be found 6 km from Aubeterre sur Dronne, which is classed as one of France's prettiest villages. The property promises to captivate you with its generously proportioned and luminous rooms, adorned with high ceilings. The house seamlessly blends the charm of original stone with modern comforts, boasting oil fired central heating, a compliant septic tank (installed in 2018), and exquisite interior decoration. Additionally, a separate 'Pigeonnier' featuring a double bedroom, shower, WC and sauna, is ready for rental, making it an ideal option for a B&B opportunity, or simply for hosting extended family and friends. To complement this property, there is a solid hangar offering versatile potential – whether for storage, parking for cars, or workshop.

## 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.



## LOCAL TAXES

Taxe foncière: 245 EUR

## NOTES

## DESCRIPTION

A driveway sweeps around the property, leading you to the double stone steps to the front entrance.

### MAIN HOUSE

#### GROUND FLOOR:

- SPACIOUS ENTRANCE HALL (21m<sup>2</sup>) with an entrance vestibule, the splendid hall with the original tile floor, ceiling roses, connects the front of the property to the back garden.
- COUNTRY KITCHEN/DINING ROOM (26m<sup>2</sup>) with AGA type range set into a large stone chimney, bespoke oak storage units and original wooden flooring. Dual aspect windows.
- BOOT ROOM leading to BACK KITCHEN. (5.3m<sup>2</sup>) Extremely functional space with door to outside. Plenty of space for coats and boots. Leading to 2nd kitchen area with sink, plumbing for dishwasher and fridge freezer.
- SITTING ROOM (35m<sup>2</sup>) a splendid room, which bathes in light. An open fireplace and the original wood flooring and deep skirting boards compliment this room.
- STUDY/SNUG (16m<sup>2</sup>) a cosy and versatile room with a chimney housing a wood burning stove.
- GROUND FLOOR EN-SUITE BEDROOM (22m<sup>2</sup>) with a working fireplace and an ENSUITE BATHROOM (7m<sup>2</sup>) which includes a freestanding roll top bath, W.C. bidet and double basin unit.
- Separate WC with wash basin

A door leads down to the basement, which has a partly concrete floor. This houses the oil fired central heating boiler and workshop area. A door leads out to the front of the property under the stone steps.

The original chestnut staircase leads to the first floor  
FIRST FLOOR :

The first floor has been...