

Detached one bedroomed partially renovated cottage, with large barn and garden

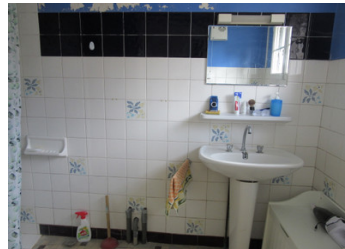


## INFORMATION

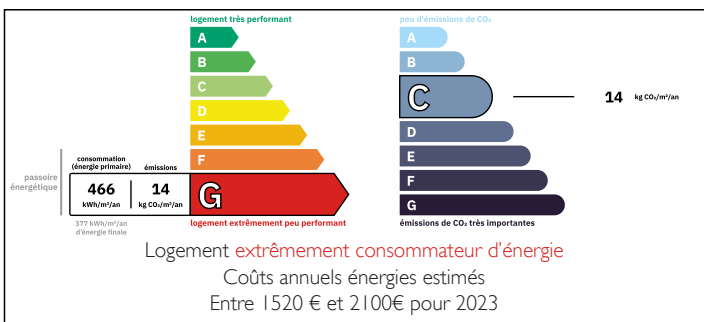
Town:	Saint-Romain
Department:	Vienne
Bed:	1
Bath:	1
Floor:	63 m <sup>2</sup>
Plot Size:	650 m <sup>2</sup>

## IN BRIEF

This traditional property is situated in a small hamlet, it offers a 1 bedroomed single storey house with attractive mezzanine. With garden to the front and parking to the rear. Some renovation work has been carried out, but it does require further work.



## ENERGY - DPE



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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

### INTERIOR

The front door leads into the spacious living room with sink and fireplace with recently installed log burner. This room has exposed beams, recently laid concrete floor and still has the original bulls eye window. The ceiling has been partially removed, creating a fantastic feeling of space and making the room bright and airy.

Next is the bedroom, a good sized double bedroom with tiled floor, exposed beams.

There is another front door which leads into the hallway, next to the bedroom. The hall also leads to the shower room and separate WC. The shower room includes a shower, basin and plumbing for a washing machine. There is enough room to install a larger shower. Back door leads to barn.

The large barn is to the rear of the property and could possibly be converted into further living accommodation (as long as the relevant permission is granted). The barn offers a large amount of storage space, large doors means that access is possible for both cars and motor homes (3.3m wide x 3.43m high).

There is a garden to the front of the house which is approximately 7m x 19m (133 m<sup>2</sup> in total). There is also a small amount of land behind the property which includes a log store. and parking.

### BENEFITS

Partially renovated. Double glazing. Upgraded electrical installation. New log burner. Detached. Quiet location. High speed wifi available.

### LOCATION

Located in a quiet hamlet, surrounded by beautiful open countryside...

## LOCAL TAXES

**Taxe foncière: 120 EUR**

## NOTES