

## Charming 4-Bedroom Countryside Haven with Pool



## INFORMATION

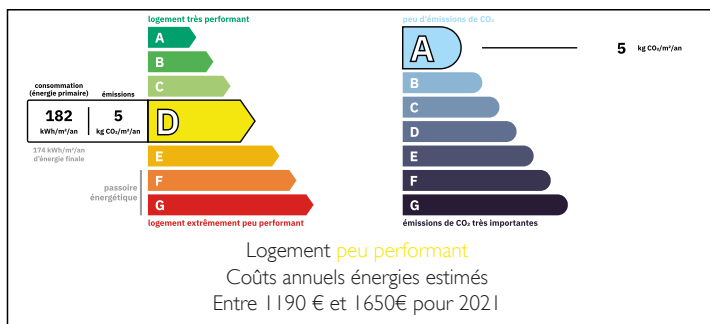
|             |                   |
|-------------|-------------------|
| Town:       | Romazières        |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 2                 |
| Floor:      | 182 m2            |
| Plot Size:  | 1473 m2           |

## IN BRIEF

Located in the heart of a charming hamlet, this magnificent property offers an exceptional living environment on the edge of a vast forest, creating a true haven of peace for nature lovers. This move-in-ready house invites you to discover absolute comfort, with central heating, a private swimming pool, a spacious living room, and four generous bedrooms.

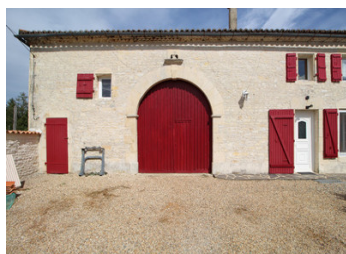
The house seamlessly blends with its natural surroundings, featuring a stone façade that evokes the authentic charm of the French countryside. Upon crossing the threshold, you will immediately be captivated by the warm ambiance of the living room. Its large windows allow natural light to flood in, making it the perfect place to relax with family or friends.

## 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: 888 EUR**

## NOTES

## DESCRIPTION

The kitchen, adjacent to the living room, is perfectly equipped to meet all your culinary requirements. A friendly place for family meals.

The beautifully landscaped garden offers a private outdoor space where you can relax, host barbecues, and enjoy outdoor living.

In summary, this house represents the ideal opportunity to live in an exceptional natural setting while enjoying modern comfort. It is ready to welcome its new owners who can thrive in this hidden gem at the edge of the forest. Feel free to contact us for a visit and discover this hidden treasure for yourself.

House ground floor:

Entrance hall 9m<sup>2</sup>

Corridor 4,5m<sup>2</sup>

Shower room with toilet 10m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bedroom 13,5m<sup>2</sup>

Laundry room

Toilet room

Living room 44m<sup>2</sup>

Kitchen 13,7m<sup>2</sup>

First Floor:

Landing 11m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Bathroom with toilet 7,5m<sup>2</sup>

Bedroom 23m<sup>2</sup>

Mezzanine 24m<sup>2</sup>

Outbuildings:

Garage 31m<sup>2</sup>

Barn 35m<sup>2</sup>

Summer sitting area 17m<sup>2</sup>

Barn 25m<sup>2</sup>

-----  
Information about risks to which this property is