LEGGETT
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Ref: A35881SSA17 Price: 99 900 EUR

agency fees to be paid by the seller

Charming 3-Bed French Cottage with Garden & Barn – Charente Maritime

EXCLUSIVE















INFORMATION

Town:	Romazières
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	2040 m2

IN BRIEF

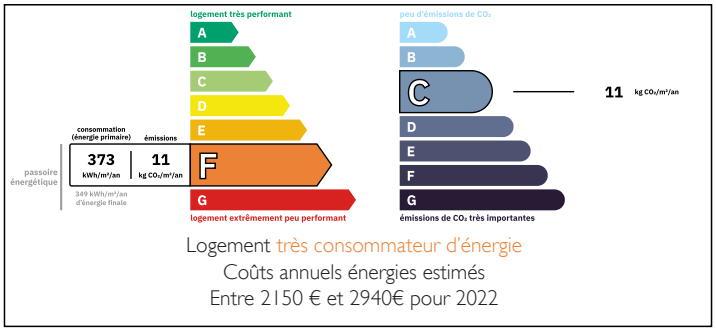
Discover this charming three-bedroom longère-style cottage in the peaceful village of Romazières. Brimming with authentic French character, this traditional home features exposed beams, tiled floors, and a large wood-burning fireplace.

The property includes a private courtyard, barn, and front and rear gardens, perfect for relaxing or entertaining.

Ideally located in the heart of the village, it offers easy access to nearby market towns such as Aulnay, Chef□Boutonne, Aigre, and Matha, each with shops, restaurants, and amenities.

This delightful Charente Maritime property combines rustic charm with practical living space, making it an ideal holiday home or full-time residence in the French countryside.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2150 € et 2940€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**906 EUR**

NOTES

DESCRIPTION

Enter through gated access into a sunny front garden leading to the welcoming kitchen with tiled floor and exposed beams.

To the left, a cosy sitting room features a large fireplace with wood-burner and ample space for family dining.

A spacious bar and entertainment room opens to a utility area housing the hot-water tank and leads directly to the enclosed courtyard, which is ideal for al-fresco dining under a mature vine.

An adjoining part-renovated room offers potential as a games room, guest suite, or extra living space.

Upstairs, a generous landing can serve as an office or reading area. Three bright bedrooms share a bathroom and separate WC.

Outside, enjoy both a small front garden and a larger rear garden, along with a substantial detached barn requiring some roof repair, offering great potential for conversion or storage.

Romazières is surrounded by open farmland and charming villages, providing a tranquil lifestyle within easy reach of regional centres and the beautiful Atlantic coast.

Ground floor:
Kitchen 15.94m2
Sitting room 18.61m2
Bar/entertainment room 22.45m2
Utility room 18.84m2
Storage room 25.02m2

First floor:
Landing 12.01m2
Bedroom one 10.98m2
Bedroom two 12.35m2
Bedroom three 14.32m2
Bathroom 7.41m2