

Character home with entrance porch, private courtyard, barn and garden, just 3 minutes from a listed village



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Romain |
| Department: | Charente     |
| Bed:        | 2            |
| Bath:       | 2            |
| Floor:      | 93 m2        |
| Plot Size:  | 2081 m2      |



## IN BRIEF

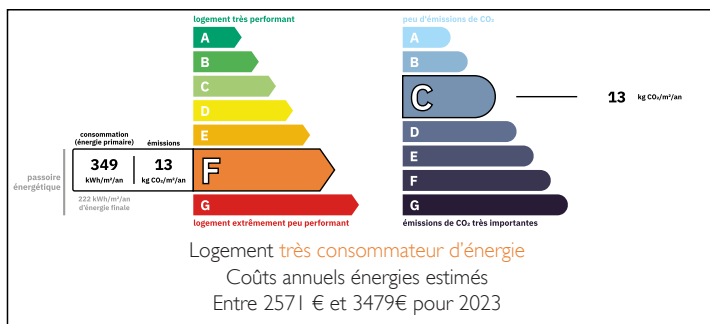
Just three minutes from Aubeterre-sur-Dronne, a sought-after village with amenities and a river beach, this character property enjoys a peaceful countryside setting.

Behind its stone porch, the house opens onto a private inner courtyard and a beautiful barn in very good condition.

The ground floor offers an entrance hall with storage, a shower room with WC, a bathroom, and a fully equipped kitchen open onto a bright 35 sqm living room with exposed beams and a wood-burning stove. A 15 sqm room (office or sitting room) with outdoor access and a bedroom overlooking the courtyard complete this level.

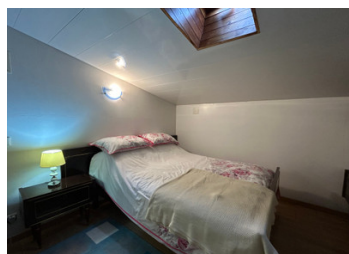
Upstairs, there is a mezzanine, storage space, a cosy bedroom with exposed beams and Velux window, and potential for further development in the attic.

## 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

Set in a peaceful rural environment, just three minutes from Aubeterre-sur-Dronne—a highly sought-after village renowned for its bars, restaurants, river beach and local amenities—this charming character property offers a tranquil, authentic and welcoming lifestyle, perfectly suited as either a main residence or a holiday home.

Behind its stone entrance porch, the property opens onto a private, low-maintenance inner courtyard, enhanced by a barbecue area and ideal for enjoying sunny days. A beautiful barn in very good condition completes the property.

The ground floor comprises an entrance hall with built-in storage, a shower room with WC, a bathroom, and a fully equipped kitchen open onto a spacious and light-filled 35 sqm living room, showcasing exposed beams and a wood-burning stove.

The kitchen features a gas hob, electric oven, and a convenient utility/laundry area. A bright additional 15 sqm room, ideal as a study, sitting room or guest bedroom, benefits from French doors opening onto the terrace and inner courtyard. A lovely bedroom with French doors leading outside completes this level.

Upstairs, a mezzanine provides space for a home office or small bedroom, along with a storage area and a cosy bedroom with original exposed beams, illuminated by a Velux window. There is also excellent potential for further development, with the possibility of creating an additional bedroom in the adjoining attic.

The property features PVC double-glazed windows with well-maintained shutters. The electrical installation is in good condition, and the septic system was completely renewed in 2023.

The spacious barn allows parking for...

## NOTES