LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43166BEC16 Price: 399 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 000 EUR without fees)

Character property with 428m of living space, reception hall, pool, ideal for a rental or hospitality project















INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	12
Bath:	12
Floor:	428 m2
Plot Size:	1748 m2

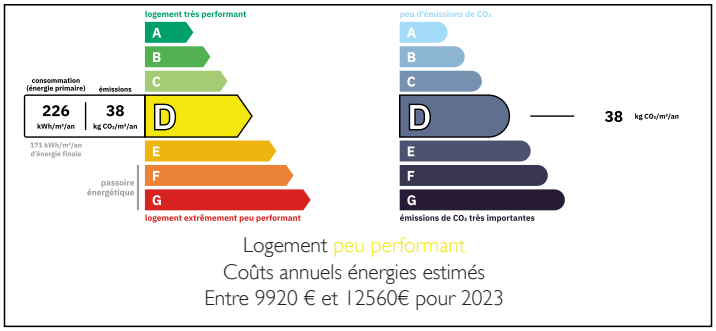
IN BRIEF

Nestled in the heart of a charming village in a popular tourist area of South Charente, this former hotel full of character offers generous spaces and lots of light. Its elegant and practical interior, along with its many rooms, makes it ideal for a variety of projects.

The property benefits from gas central heating, electric radiators and a heat pump, ensuring comfort throughout the year. Outside, a heated swimming pool surrounded by terraces and a garden provides a relaxing and pleasant environment.

On the ground floor: a spacious reception area, 5 bedrooms with shower room and WC including one adapted for people with reduced mobility, a lounge, a 46 m² dining room open to the kitchen, a 44 m² back kitchen, a laundry room, a cold room and an 85 m² reception hall with sanitary facilities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9920 € et 12560€ pour 2023

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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NOTES

DESCRIPTION

Nestled in the heart of a charming small village in a sought-after tourist area of South Charente, this former character hotel offers a unique living environment combining space, natural light and exceptional potential. This charming property immediately impresses with its generous volumes, elegant and practical interior, and the many possibilities it offers for a variety of lifestyle or investment projects.

From the moment you enter, the building reveals a warm and welcoming atmosphere. The rooms are spacious, bright and well laid out, allowing easy circulation and providing optimal comfort for both residents and visitors.

The property benefits from several heating systems ensuring comfort throughout the year: gas central heating, electric radiators and a heat pump. These installations maintain a pleasant indoor temperature in all seasons while offering flexibility in energy management.

Outside, the heated swimming pool is a real highlight. Surrounded by inviting terraces and a beautifully landscaped flower garden, it provides the perfect place to relax, enjoy the sunshine and share pleasant moments. This outdoor setting adds charm and a sense of wellbeing to the entire property.

The ground floor features a spacious reception area that makes it easy to welcome guests. There are also five comfortable bedrooms, each with its own shower room and WC. One of these rooms is specially designed for people with reduced mobility, making the property accessible and suitable for a variety of residents.

Also on the ground floor is a pleasant lounge offering a convivial space to gather. The 46 m² dining...