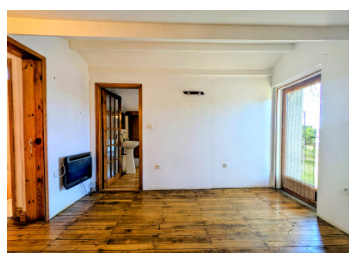


Country house with barn and great potential – 4 bedrooms - Between Civray and Charroux



INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	2298 m2

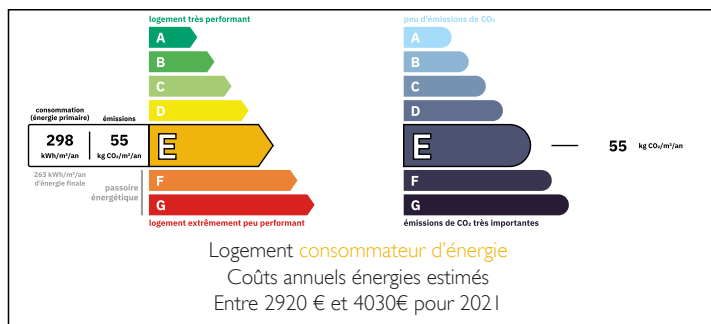


IN BRIEF

Situated in a peaceful setting just 12 minutes from Civray and its shops, this charming country house is ready to welcome its new owners. Offering 99.43 m² of living space, it comprises a living room, a large family kitchen, a bedroom and a shower room on the ground floor, allowing for single-level living, as well as several rooms upstairs to accommodate family and friends.

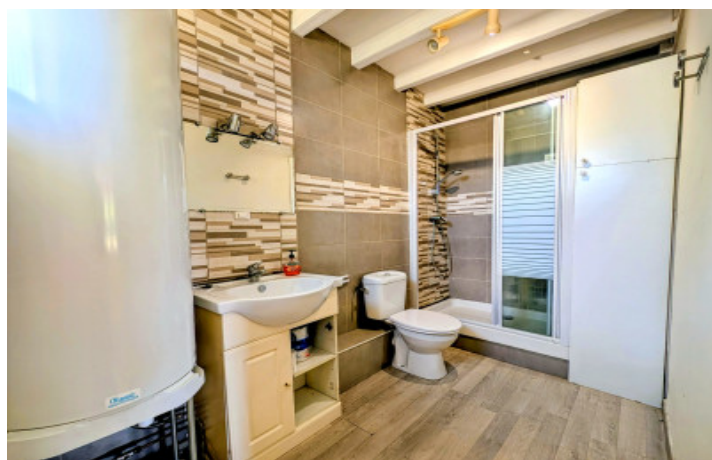
Outside, the secluded garden, large barn, ample parking space and swimming pool (in need of renovation) are real assets. Whether as a main residence, a holiday home or a short-let property, this property offers excellent potential in a sought-after rural setting.

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.



DESCRIPTION

Nestled in a peaceful, leafy hamlet within the commune of Saint-Romain, this delightful property offers the perfect balance of rural tranquillity and everyday convenience. Surrounded by the beautiful Vienne countryside, it provides an idyllic setting for those seeking a slower pace of life without sacrificing access to essential amenities.

The bustling market town of Civray, with its shops, restaurants, schools and services, is just 12 minutes away. Ruffec, with its TER railway station, can be reached in under 25 minutes, while the city of Poitiers, together with its airport and TGV station offering high-speed connections to Paris in approximately 1 hour 20 minutes, is less than 50 minutes from the property.

Set back from a quiet country lane, the house enjoys a wonderful sense of privacy. The enclosed, low-maintenance garden is sheltered by the surrounding outbuildings, creating an attractive and protected outdoor space in which to relax, entertain or simply enjoy the sunshine.

The house itself has been extensively refurbished and is ready to welcome its new owners. Recent improvements include double-glazed windows and a stylish fitted kitchen, while the bright and comfortable living spaces retain a warm and inviting atmosphere. The only works anticipated concern the roof and the updating of the sewage treatment system.

Designed to offer the possibility of single-storey living, the ground floor comprises a welcoming sitting room, a spacious family kitchen, a generous bedroom and a shower room with WC. Upstairs, additional bedrooms and versatile ancillary rooms provide flexible accommodation for visiting family...

NOTES