LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46088BEC16 Price: 183 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (170 000 EUR without fees)

Spacious 172 m family home + 158 m of outbuildings, ideal for extended family living or a business venture.















INFORMATION

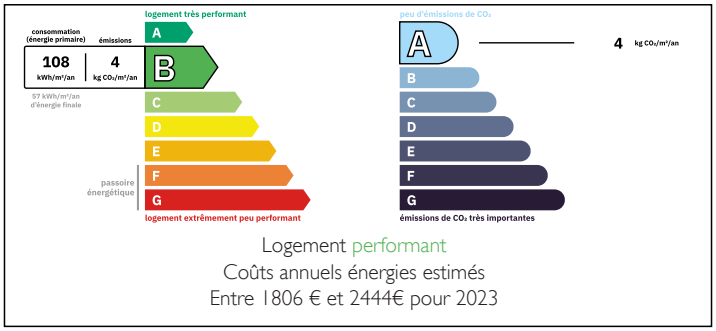
Town:	Saint-Romain
Department:	Charente
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	7110 m2

IN BRIEF

Ideally located in the countryside between Aubeterre-sur-Dronne and Bonnes, this attractive property with spacious outbuildings is suitable for a variety of projects, including multi-generational living, a professional activity or a business. Set in a quiet cul-de-sac with two entrances, it stands on 7,110 m² of land with potential for a swimming pool.

The house can be divided into two separate dwellings or used as one large family home. The ground floor offers an entrance hall, living room, kitchen, utility room, bedroom, shower room and WC. Upstairs are an open-plan kitchen/dining room with balcony, 4 bedrooms, a shower room and WC. Double glazing throughout and stunning valley views. The mature garden is very private and the detached outbuildings include a 62 m² garage with a 17 m² balcony and a 48 m² workshop/garage with a 48 m² basement, ideal...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1806 € et 2444€ 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

Set in the peaceful countryside just a few minutes from Aubeterre-sur-Dronne, one of France's most beautiful villages, renowned for its restaurants, local amenities and riverside beach, this attractive property offers a superb lifestyle and exceptional potential. Combining a spacious family home with substantial outbuildings, it is ideal for multi-generational living, a home-based business, an artisan workshop or a commercial venture.

Situated at the end of a quiet cul-de-sac, the property enjoys uninterrupted views across the surrounding valley from both sides and benefits from two separate entrances. The private 7,110 m² plot is level, suitable for a swimming pool and enjoys complete privacy.

The 172 m² house can be used as one spacious family home or easily divided into two self-contained dwellings. It benefits from double glazing throughout, recently upgraded insulation and reversible air-conditioning via a heat pump, providing year-round comfort.

The ground floor comprises a 6 m² entrance hall, a bright 28 m² living room with an insert fireplace and attractive wood panelling, a 12 m² kitchen, an 8 m² utility room, an 11 m² bedroom with French doors opening onto the terrace, a shower room and a separate WC.

Upstairs, a 14.4 m² kitchen is semi-open to the 15 m² dining room with fireplace and opens onto a balcony with magnificent panoramic valley views. This floor also offers four generous bedrooms, three with fitted wardrobes, a shower room and a separate WC.

The detached outbuildings are particularly well built and in excellent condition. They include a 62 m²...