LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47255PBE17 Price: 120 000 EUR

agency fees to be paid by the seller

## Spacious Stone House with 4 Bedrooms, Enclosed Garden, Barn & Workshop















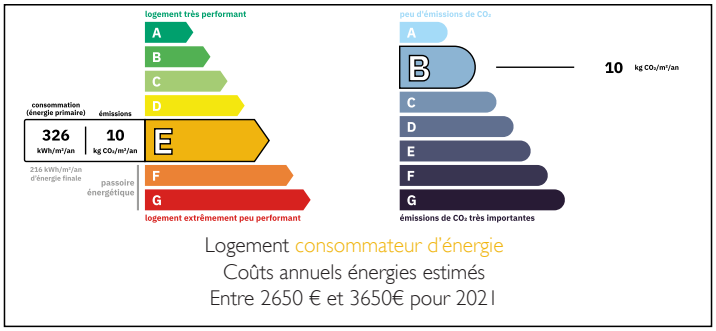
# INFORMATION

| | |
|---|---|
| Town: | Romazières |
| Department: | Charente-Maritime |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 174 m2 |
| Plot Size: | 756 m2 |

# IN BRIEF

This spacious stone house in a peaceful rural village offers four bedrooms, three reception rooms.
The property also benefits from several useful outbuildings. An attached workshop with an upper floor could potentially be converted into a small guest house or gîte, subject to the necessary planning permissions. There is also a substantial barn and a charming separate stone workshop.
Together with an enclosed and easy-to-maintain garden.

# ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2650 € et 3650€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47255PBE17 Price: 120 000 EUR

agency fees to be paid by the seller







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **800 EUR** |

## NOTES

## DESCRIPTION

Ground Floor :
The entrance opens into the kitchen (17.1 m²), which leads to a generous living/dining room (31.4 m²).
A separate snug (22.4 m²) provides a cosy additional reception room.
The ground floor also includes a bedroom (17.4 m²), making this property suitable for those looking for bedroom accommodation on the main living level.
A shower room with WC is accessed via a covered porch (préau).

First Floor :
The first floor comprises a landing and three further bedrooms:
Bedroom 2: 14.5 m²
Bedroom 3: 14.6 m²
Bedroom 4: 25.8 m²
There is also a spacious bathroom (10 m²) with bath, shower and washbasin, together with a separate WC.

Technical Features
The property is heated by electric radiators and wood-burning stoves. Most of the windows are double-glazed PVC.
The property has a septic tank which is currently non-compliant.

Outbuildings
Attached to the house is a workshop/atelier of approximately 26 m² with an additional floor above. It has plumbing connections for a washing machine and could offer the possibility of creating a small guest accommodation unit, subject to planning permission and any required works.
A large barn of approximately 125 m² provides substantial storage and is particularly suitable for vehicles, a campervan or other large equipment.
A separate character stone workshop (17.5 m²) includes a mezzanine level providing additional storage space.