LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47429REC16 Price: 464 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (438 095 EUR without fees)

Character property with two stone houses, a gîte, swimming pool, terraces, garden and garage







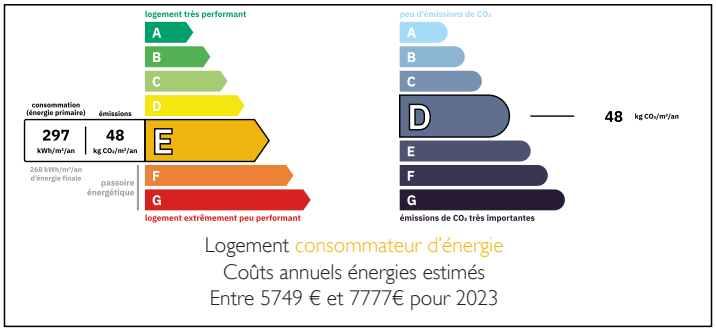








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5749 € et 7777€ pour 2023

INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	7
Bath:	6
Floor:	352 m2
Plot Size:	1756 m2

IN BRIEF

Nestled in a sought-after village in a popular tourist area, this property offers a versatile collection of accommodation, ideal for holidays or year-round living with strong rental income potential.

The main house provides 204 m² of living space over three levels. On the ground floor, an entrance hall, a sitting room with a bread oven, two bedrooms, a shower room-wc, and a utility room. This level would be ideal for rental accommodation.

On the garden level, a kitchen/dining room opening onto a lovely covered terrace, wc, a sitting room with a wood-burning stove, and a bedroom with ensuite shower room. Upstairs, a bedroom and a shower room-wc.

The second house has a 52m² kitchen-diner-living area with access to a large terrace, a bedroom with an ensuite, as well as an office/bedroom and a

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

Main House

Ground Floor:
Entrance Hall – 6.5 m² – Tiled floor, boiler
Living Room – 20.3 m² – Tiled floor, mezzanine, bread oven
Utility Room – 6.7 m² – Fitted, sink, mechanical ventilation (VMC), laminate flooring, laundry area
Bedroom – 14.6 m² – Laminate flooring, built-in cupboard, sink
Bedroom – 17.7 m² – Laminate flooring, door to the garden, original stone sink, built-in cupboard
Shower Room/WC – 3.4 m² – Tiled floor, mechanical ventilation (VMC), window
Hallway – 2 m² – Tiled floor, cupboard housing the hot water tank

Garden Level:
Covered Terrace – 22 m²
Kitchen/Dining Room – 26.9 m² – Laminate flooring, exposed stone and beams, new fitted kitchen with induction hob, microwave, electric oven and fridge-freezer
Living Room – 38.6 m² – Wooden flooring, exposed beams, fireplace with wood-burning stove, four windows, French doors opening onto the terrace
WC – 2.5 m² – Wooden flooring, washbasin
Bedroom – 18.2 m² – Laminate flooring, exposed beams, French doors opening onto the terrace, window
En-suite Bathroom/Shower Room/WC – 6.8 m² – Laminate flooring, window

First Floor:
Bedroom – 34.4 m² – Laminate flooring, exposed beams, three Velux windows
Shower Room/WC – 2.5 m² – Laminate flooring
Landing – 4.5 m² – Carpeted, built-in cupboard

House 2

Entrance Hall – 6.9 m² – Tiled floor, Velux window, staircase