

Beautiful 5 bedroomed property within walking distance to the lovely village of Aubeterre sur Dronne.



INFORMATION

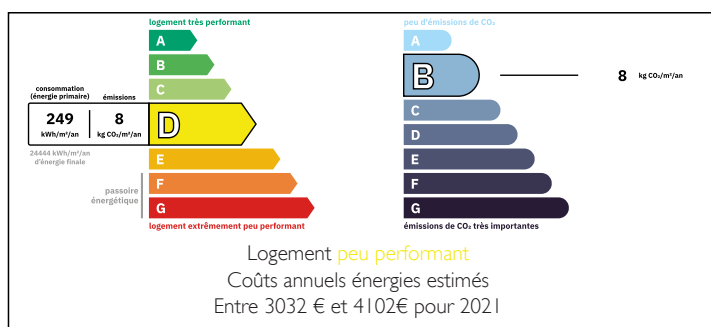
Town:	Saint-Romain
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	1775 m2

IN BRIEF

Beautifully presented and well cared for 5 bedroomed property, with 4 ground floor bedrooms and 2 shower rooms. Beautiful and large kitchen with wood burning stove and door leading out to a terrace and the very well maintained garden. Large living and dining room that also has a wood burning stove and doors leading out to the front terrace. Above the living room is a large mezanine perfect for using as an office space, and a bedroom with a washbasin and a toilet and lots of storage space. Leading from this bedroom is a large room ready to be made into a 6th bedroom with en-suite shower room if desired. There is a garage attached to the house with a door leading into the kitchen. Outside there is a small barn used as a workshop and a...



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

THE PROPERTY IN GREATER DETAIL :-

Downstairs -

Entrance hall - 27.25 m²

Kitchen / Breakfast room - 28.95 m²

Living / Dining room - 47.25 m²

Bedroom 1 - 16.40 m²

Bedroom 2 - 15.15 m²

Bedroom 3 - 13.20 m²

Bedroom 4 - 11.20 m²

Shower room 1 - 6.35 m²

Shower room 2 - 3.25 m²

Upstairs -

Mezanine - 14.65 m²

Bedroom 5 - 19.80 (slopping ceiling)

Room - 26.85 m²

Garage and utility room - 35.90 m²

Workshop - 27.50 m²

Barn - 72 m²

Cellar - 18 m²

Garden and terraces.

Taxe foncière - 840€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES