

Cute three bedroomed traditional house with garden, barn and courtyard



INFORMATION

Town:	Romazières
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	2040 m2



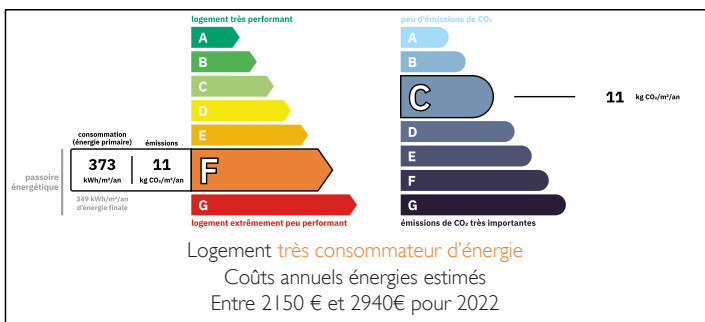
IN BRIEF

This is a typical longere-style cottage full of traditional French character located right in the centre of the village of Romazières in the Charente Maritime.

Enter the property through gates into the front garden. The front door leads into the kitchen with tiled floor and wooden beams. To the left is the cosy sitting room with a large fireplace and woodburner, tiled floor and wooden beams. There's also plenty of room for a large dining table. To the left of the kitchen is the bar/entertainment room, again with beams and tiled floor.

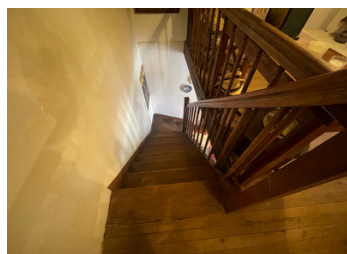
From this room there is a very useful utility room with the hot water tank, and a door leading onto the courtyard. And then there is an additional part-renovated room which could be a games room or provide additional sleeping accommodation.

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.



LOCAL TAXES

Taxe foncière: 906 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful wooden stairs lead from the kitchen to the upstairs landing which is incredibly spacious and provides plenty of room of an office or library. There are three good-sized bedrooms, a bathroom and a separate toilet.

Outside to the front there is a small front garden leading to a larger garden and the lovely enclosed courtyard with a seating area covered by a beautiful vine providing much needed shade during the summer months.

There is also a huge barn separate to the house which needs some work doing to the roof.

Romazieres is a popular village surrounded by miles and miles of farming land. There's a choice of local towns to visit for supermarkets, bars, restaurants and amenities including Aulnay 15km, Chef Boutonne 17km, Aigre 20km and Matha 20km.

Measurements (approximate)

First floor:

Kitchen 15.94m²

Sitting room 18.61m²

Bar/entertainment room 22.45m²

Utility room 18.84m²

Storage room 25.02m²

First floor:

Landing 12.01m²

Bedroom one 10.98m²

Bedroom two 12.35m²

Bedroom three 14.32m²

Bathroom 7.41m²

Toilet 1.58m²

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