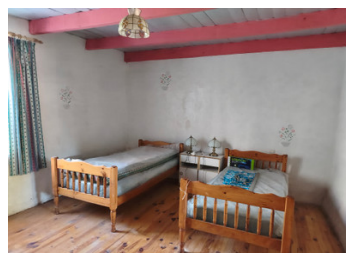


Cosy 2 bedroomed cottage with private pool, large barn and garden.



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Romain |
| Department: | Vienne       |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 130 m2       |
| Plot Size:  | 4728 m2      |

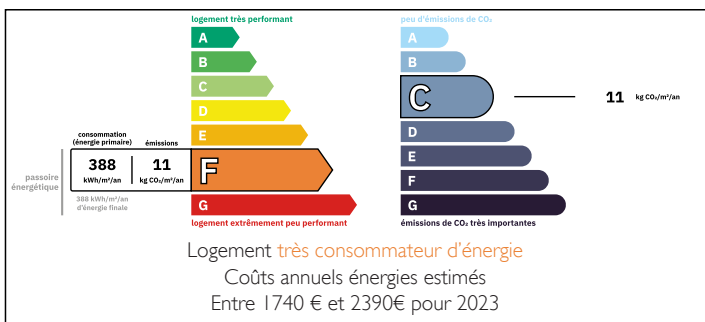


## IN BRIEF

Charming Character Home with Barn & Expansive Garden in Peaceful Hamlet

Nestled in a tranquil rural hamlet, this delightful character property offers a wonderful blend of charm, space, and potential. Surrounded by nearly 5,000 m<sup>2</sup> of gardens with established fruit trees, it provides an idyllic setting for those seeking a peaceful permanent residence or a relaxing holiday retreat.

## 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

### GROUND FLOOR

The property welcomes you into a light-filled open-plan kitchen, dining, and sitting room, complete with a feature fireplace and wood-burning stove—perfect for cosy evenings. Wooden flooring and exposed beams enhance the warm, rustic charm.

A second sitting/dining room, also featuring a fireplace and wood burner, provides additional living space ideal for entertaining or relaxing.

There are two bedrooms on this level:

The first, with exposed beams and wooden flooring  
The second, featuring fitted storage and direct access to the garden

A shower room and separate WC complete the ground floor. Stairs lead to the attic, and there is also access to a traditional cave.

### First Floor

A spacious attic area presents potential for conversion

### Exterior

Set within an expansive 4,728 m<sup>2</sup> of beautifully maintained grounds, the property is enveloped by a generous garden dotted with mature fruit trees, creating a tranquil and secluded retreat. A private swimming pool invites relaxation under the sun, while a substantial barn offers exceptional potential—whether for storage, a workshop, or an exciting conversion project.

### Location

Situated in a quiet hamlet just outside Saint-Romain, where you'll find a popular café/bar, the property enjoys a peaceful yet convenient setting.

The charming village of Sommières-du-Clain is only 4 km away and offers local amenities, while the lively market town of Civray (14 km) features a twice-weekly market, shops, restaurants, cinema, and

## NOTES