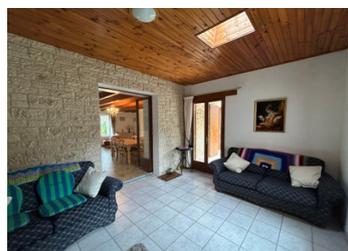


Character home with entrance porch, private courtyard, barn and garden, just 3 minutes from a listed village



## INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	2
Bath:	2
Floor:	93 m2
Plot Size:	2081 m2



## IN BRIEF

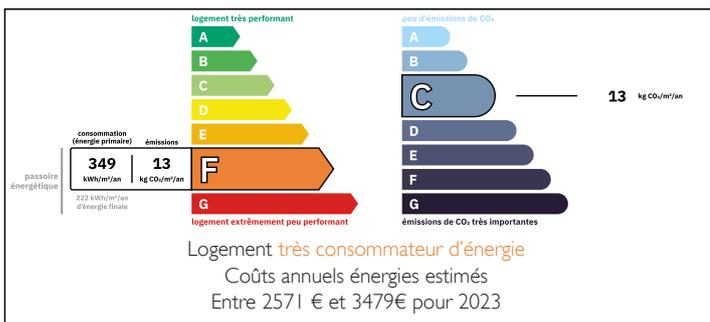
Just three minutes from Aubeterre-sur-Dronne, a sought-after village with amenities and a river beach, this character property enjoys a peaceful countryside setting.

Behind its stone porch, the house opens onto a private inner courtyard and a beautiful barn in very good condition.

The ground floor offers an entrance hall with storage, a shower room with WC, a bathroom, and a fully equipped kitchen open onto a bright 35 sqm living room with exposed beams and a wood-burning stove. A 15 sqm room (office or sitting room) with outdoor access and a bedroom overlooking the courtyard complete this level.

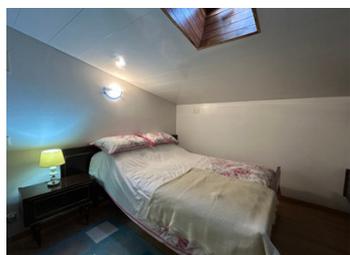
Upstairs, there is a mezzanine, storage space, a cosy bedroom with exposed beams and Velux window, and potential for further development in the attic.

## 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

Set in a peaceful rural environment, just three minutes from Aubeterre-sur-Dronne—a highly sought-after village renowned for its bars, restaurants, river beach and local amenities—this charming character property offers a tranquil, authentic and welcoming lifestyle, perfectly suited as either a main residence or a holiday home.

Behind its stone entrance porch, the property opens onto a private, low-maintenance inner courtyard, enhanced by a barbecue area and ideal for enjoying sunny days. A beautiful barn in very good condition completes the property.

The ground floor comprises an entrance hall with built-in storage, a shower room with WC, a bathroom, and a fully equipped kitchen open onto a spacious and light-filled 35 sqm living room, showcasing exposed beams and a wood-burning stove.

The kitchen features a gas hob, electric oven, and a convenient utility/laundry area. A bright additional 15 sqm room, ideal as a study, sitting room or guest bedroom, benefits from French doors opening onto the terrace and inner courtyard. A lovely bedroom with French doors leading outside completes this level.

Upstairs, a mezzanine provides space for a home office or small bedroom, along with a storage area and a cosy bedroom with original exposed beams, illuminated by a Velux window. There is also excellent potential for further development, with the possibility of creating an additional bedroom in the adjoining attic.

The property features PVC double-glazed windows with well-maintained shutters. The electrical installation is in good condition, and the septic system was completely renewed in 2023.

The spacious barn allows parking for...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES