

Charming bungolow with garage and a 1,126 m garden, located in a pleasant village with local ameni



## INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1 126 m2



## IN BRIEF

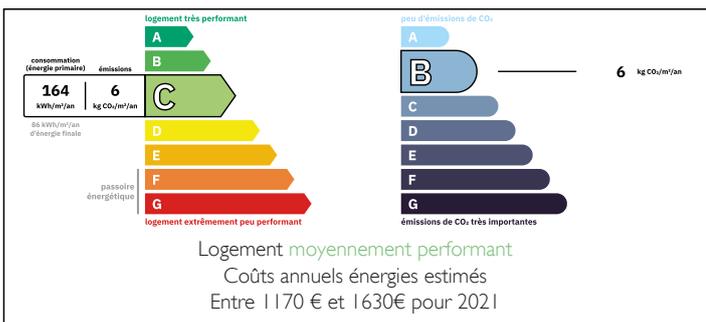
In a charming village with a bar and local grocery shop, discover this comfortable single-storey home built in 2007, featuring a large terrace, an attached garage and a lovely enclosed garden.

A covered entrance porch leads to a bright 33 m<sup>2</sup> living room with French doors at both the front and the rear of the house, providing plenty of natural light and direct access to the garden and terrace. The fitted kitchen includes a gas hob, extractor hood and dishwasher. A utility room serves as a laundry and storage area, with a door leading directly to the garage.

A small hallway with large built-in cupboards leads to three good-sized bedrooms as well as a spacious shower room.

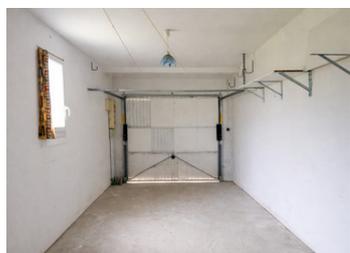
The roof is in good condition, the windows are PVC double-glazed, and heating is provided by electric

## ENERGY - DPE



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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

Located in a quiet residential area of a pleasant village with a bar and grocery shop within walking distance, this single-storey home built in 2007 offers comfortable and practical living. The property benefits from a large terrace, an attached garage and a lovely enclosed garden, ideal for enjoying the outdoors in complete peace and privacy.

On arrival, a sheltered entrance porch provides a welcoming access to the house. It leads to a bright living room of approximately 33 m<sup>2</sup>, the central space of the home, which is particularly pleasant thanks to its excellent natural light. French doors at both the front and rear of the property allow sunlight to flow through the room throughout the day and provide direct access to the terrace and the garden. This convivial living area is ideal for relaxing with family or entertaining friends.

The kitchen is functional and well equipped, featuring a gas hob, extractor hood and dishwasher. It is complemented by a practical utility room which serves as a laundry and storage area. This additional space makes everyday organisation easier and includes a door providing direct access to the attached garage, particularly convenient for bringing in shopping or for extra storage.

A small hallway leads to the sleeping area of the house. It is fitted with large built-in cupboards with hanging space and shelving, providing useful storage. The hallway leads to three good-sized, bright and comfortable bedrooms, suitable for a family or adaptable to other needs such as a home...

## LOCAL TAXES

**Taxe foncière: 854 EUR**

**Taxe habitation: EUR**

## NOTES