



STUNNING PROPERTY WITH 4 GÎTES, MAIN HOUSE, POOL AND OUTBUILDINGS. SET IN AN IDYLIC AND EXCLUSIVE LOCATION.

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PROPERTY FACT FILE	
REFERENCE	A44321NWO16
PRICE	€ 795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	0 m ²
LAND	5406 m ²
TOWN	Saint-Romain
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Very peaceful setting.
- Immaculately maintained homes and gardens
- No work required – Ready to move into
- Just 5 minutes-drive from shops and amenities
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This little corner of paradise is situated in southern Charente, near the small town of Chalais, which offers a full range of shops, a railway station connecting Angoulême and Bordeaux, and a large weekly market. Aubeterre-sur-Dronne, one of the most beautiful villages in France, is just 10 minutes away and attracts many tourists to the

DESCRIPTION

MAIN HOUSE:

- Entrance hall (8 m²)
- Bedroom 1 (15.5 m²) with en-suite shower room.
- Bedroom 2 (17.5 m²), with access to the vegetable garden
- Shower room (4.65 m²)
- Toilet
- Fitted kitchen with dining area and pellet-stove (34.5m²)
- Living room (46.2m²) with wood-burning stove

ATTACHED FLAT (25m²)

- Kitchen (5.3m²)
- Shower room and toilet (4m²)
- Upstairs bedroom (10m²)
- Access to garden with private terrace

STUDIO 1 (30 m²)

With fitted kitchen, shower room, and private terrace

STUDIO 2 (35m²)

With fitted kitchen, shower room, and private terrace

COTTAGE (50m²)

- Living room with open-plan kitchen and wood-burning stove (24m²)
- Bedroom (14.8m²)
- Shower room (4.1m²)

OUTDOOR AREAS

- 12 x 6 m heated swimming pool (chlorine)
- Games room (30 m²)
- Garage (30 m²)
- Shed (37 m²)
- Barn (150 m²)
- Large lean-to capable of accommodating 4 cars
- 2 wells
- Petanque court
- Orchard

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44321NWO16>

COMPLETE FILE AND PHOTO ON REQUEST

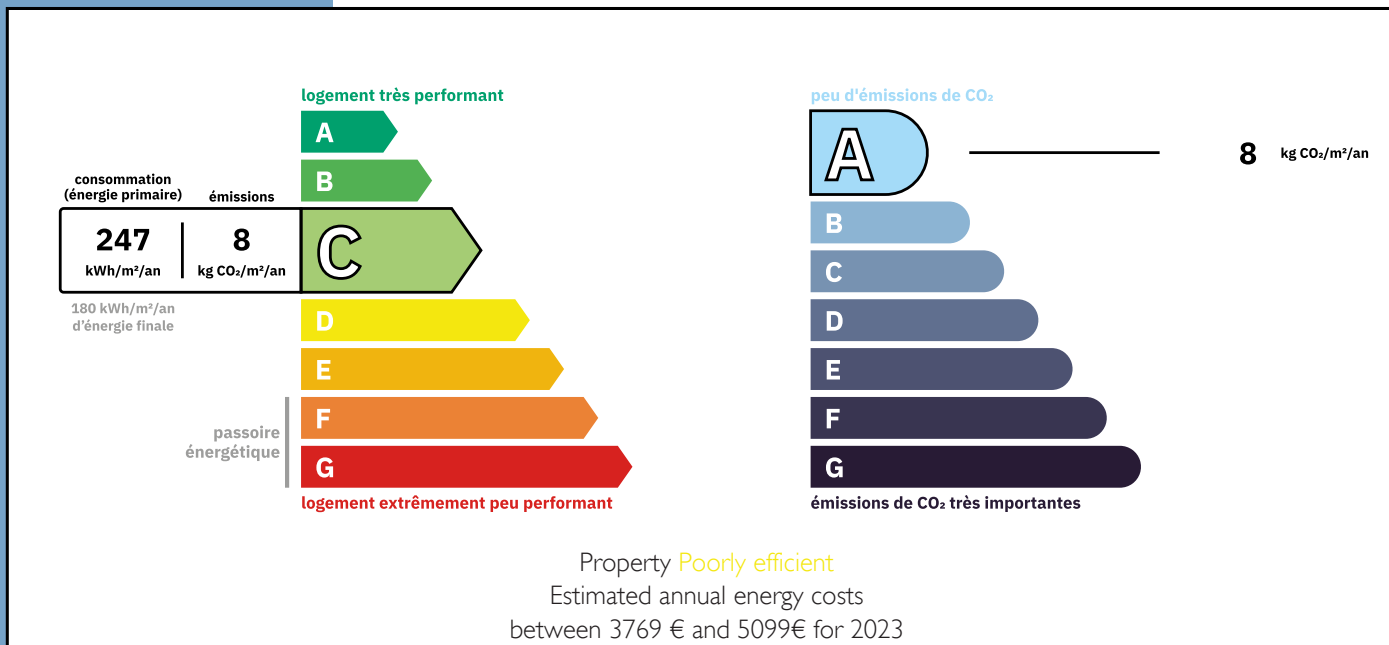


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A44321NWO16
FILE COMPLETE
AND PHOTOS
ON REQUEST

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