



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* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	0 m <sup>2</sup>
LAND	5406 m <sup>2</sup>
TOWN	Saint-Romain
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 m<sup>2</sup>)
- Bedroom 1 (15.5 m<sup>2</sup>) with en-suite shower room.
- Bedroom 2 (17.5 m<sup>2</sup>), with access to the vegetable garden
- Shower room (4.65 m<sup>2</sup>)
- Toilet
- Fitted kitchen with dining area (34.5m<sup>2</sup>)
- Living room (46.2m<sup>2</sup>) with wood-burning stove

### ATTACHED FLAT (25m<sup>2</sup>)

- Kitchen (5.3m<sup>2</sup>)
- Shower room and toilet (4m<sup>2</sup>)
- Upstairs bedroom (10m<sup>2</sup>)
- Access to garden with private terrace

### STUDIO 1 (30 m<sup>2</sup>)

With fitted kitchen, shower room, and private terrace

### STUDIO 2 (35m<sup>2</sup>)

With fitted kitchen, shower room, and private terrace

### COTTAGE (50m<sup>2</sup>)

- Living room with open-plan kitchen and wood-burning stove (24m<sup>2</sup>)
- Bedroom (14.8m<sup>2</sup>)
- Shower room (4.1m<sup>2</sup>)

### OUTDOOR AREAS

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

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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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

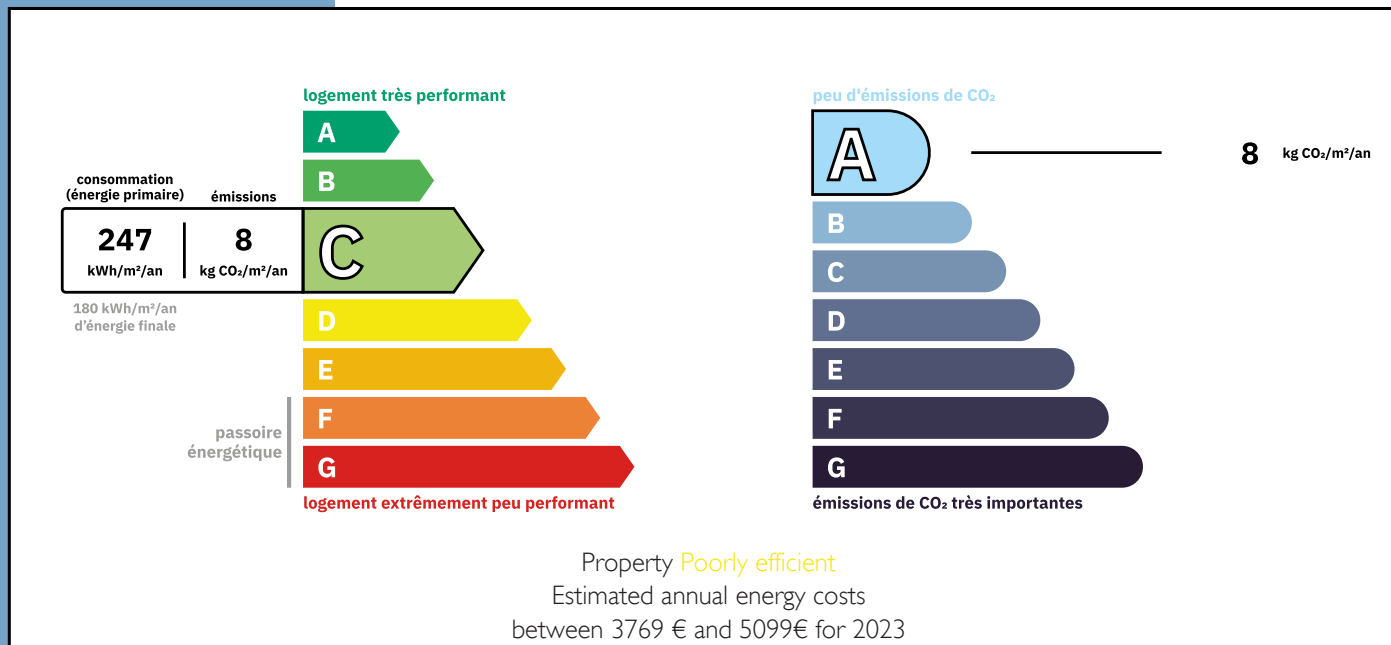
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A44321NWO16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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