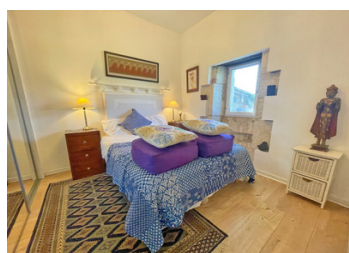


Lovely 3-bedroom detached house, in perfect condition, in a small hamlet, at walking distance from Aubeterre.



INFORMATION

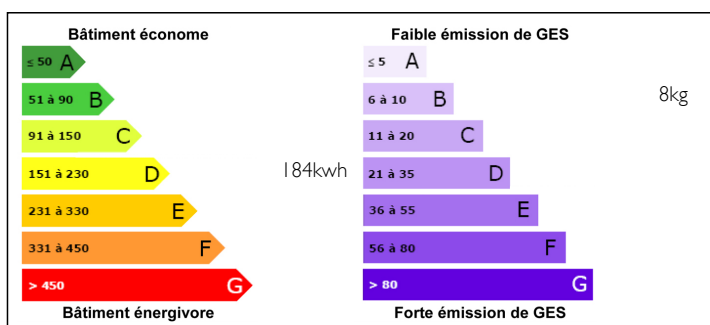
Town:	Saint-Romain
Department:	Charente
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	1365 m2



IN BRIEF

This comfortable character house is nestled in the heart of a quiet hamlet, only 1.5 km from Aubeterre-sur-Dronne, one of the most beautiful villages in France, offering bars, restaurants and shops. It has been completely renovated and is in perfect condition. The septic tank is up to standard, as is the electricity. A pellet stove heats the whole house and the upstairs bedrooms have electric heaters. Ideally situated only 10 km from Chalais, a lively town with all amenities, a large weekly market and a train station linking Bordeaux to Angoulême. Also 50 minutes from Angoulême, 1 hour from Bergerac, and 1.30 hours from Bordeaux.

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.



LOCAL TAXES

Taxe foncière: 544 EUR

NOTES

DESCRIPTION

The property is composed as follows:

Ground floor:

- Living room with open kitchen (32 m2)
- Corridor (6,5m2)
- Bedroom (9m2) with built-in wardrobe
- Shower room (5m2)

First floor:

- Attic bedroom (8.50m2 floor space) with built-in wardrobe.
- Attic bedroom (12m2 floor space) with WC and washbasin.
- Attic with storage space

Outside:

- Garage and workshop (20m2)
- Shaded terrace
- Enclosed garden
- Meadow running from the garden up to the main road.

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