

Renovated school house with new roof and lovely enclosed garden

EXCLUSIVE

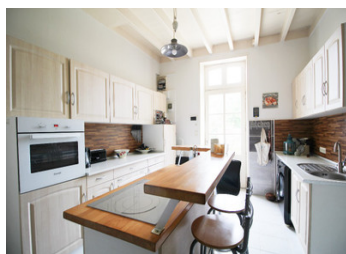


## INFORMATION

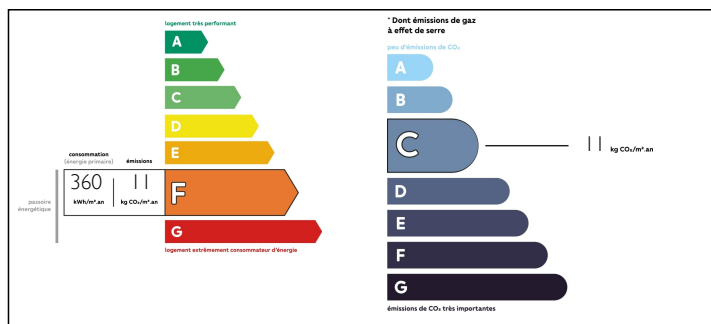
Town:	Romazières
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1021 m2

## IN BRIEF

This compact house would be ideal as a holiday home or downsizer. The septic tank was installed in 2016, the heating is by electric radiators and wood-burning stove, most of the windows are PVC double-glazed (except the front door). The roof of the main house was completely renewed in 2019. The garden is enclosed and private with an electric gate.



## 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

Ground floor:

Kitchen (16 m<sup>2</sup>) Bright setup with fitted units

Living room (27 m<sup>2</sup>) with south-facing windows and log burner

First floor:

Bedroom 1 (14 m<sup>2</sup>) with fixed dressing

Bedroom 2 (17 m<sup>2</sup>) with fixed dressing

Shower room (4 m<sup>2</sup>)

Separate toilet

## GARDEN AND OUTBUILDINGS

The garden is surrounded by stone walls and very private. There is a lovely terrace in front of the house, garage/workshop, some sheds for storage, an orchard and an above ground pool.

## AREA

This house is perfectly located in a quiet, rural area in France, just 5 km from Néré, with bar, butcher, bakery, little supermarket, restaurant, library, medical centre, etc. Bigger cities in the area are Saint-Jean D'Angély (34 km), Aigre (21 km), Matha (22 km), Chef-Boutonne (17 km) and La Rochelle (95 km) with it's beautiful coast.

Very attractive opportunity and a must-see for everyone.

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

## NOTES