

Beautiful centrally heated B&B with 3 letting bedrooms and 6 pitch camping site in quiet countryside.



## INFORMATION

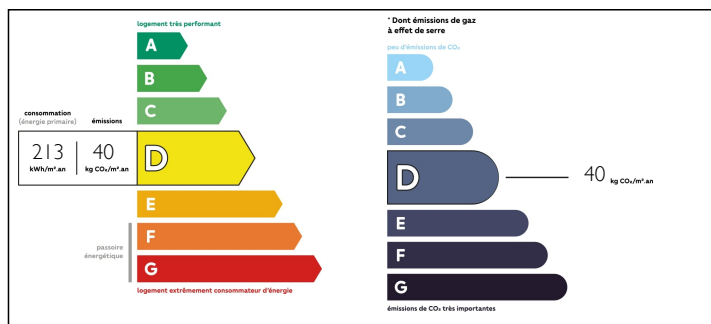
Town:	Romagne
Department:	Vienne
Bed:	5
Bath:	5
Floor:	260 m2
Plot Size:	7855 m2

## IN BRIEF

A beautiful 3 bedroomed B&B with 2 bedroomed owners' accommodation and 6 pitch camping site. All guest bedrooms are en-suite with shower, washbasin and toilet. There is a guest lounge and a large conservatory where breakfast is served to guests. With 6 pitches, 2 with electricity hook-ups, generous parking, shower and toilet for campers' use, outside sink area, very large barn, wood store, bicycle shed. In easy walking distance of the village shop and bar. The city of Poitiers is 42km, with its airport and mainline railway station. The airport at Limoges is 98 km.



## 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

Set in its own grounds in the countryside, this house offers gas central heating and solar water system for hot water. Windows are either double glazed or secondary glazed. There is a good Wi-Fi signal both indoors and on the camping site.

### Ground Floor:

3 en-suite guest bedrooms all with shower, washbasin and wc;

Guest lounge with woodburner and fireplace;

Conservatory with views over garden where breakfast is served.

Corridor to guest bedrooms,

Separate wc,

Boiler and linen room,

Reception area,

Private kitchen for owners.

### First Floor:

2 large bedrooms (one with dressing room area),

Office space,

Lounge

Bathroom with Jack and Jill doors;

Cellar - accessed from the reception area, this space is large and dry - ideal storage area.

### Room Sizes:

Guest Room 1: - 16.27 m2 - King size four-poster bed, with en-suite shower room (3.82 m2)

Guest Room 2: - 11.68 m2 - Twin beds, with en-suite shower room (4.58 m2)

Guest Room 3: - 11.19 m2 - Double bed with en-suite shower room (3.96 m2)

Guest Lounge: - 25.67 m2 - with fireplace and wood burning stove

Guest Conservatory: - 30.69 m2 - with full sliding doors and windows and views over garden;

Corridor leading to bedrooms from lounge: - 6.2 m2

Corridor leading to WC and Boiler/Linen Room: - 3.04 m2

WC:- 1.37 m2

Boiler/Linen Room: - 6.44 m2 with newly installed

## NOTES