



## Charming renovated character stone cottage !



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 318,015.27

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Romegoux
Postleitzahl:	17250
Veröffentlicht:	13.04.2026

### Beschreibung:

A rare gem! This charming 167m<sup>2</sup> stone house, fully renovated, will captivate you with its character and potential. Located just 5 minutes from Pont l'Abbé d'Arnoult, in a peaceful setting and within close distance of the shops in Beurlay, schools, and public transport, it is ideal for a primary or secondary residence. On the ground floor, you will find a bright living room with an insert fireplace, a spacious dining room with direct access to the terrace, a fully equipped kitchen, and a bedroom with built-in wardrobes. The large bathroom, featuring a double sink, bathtub, and shower, is a real highlight. The large 70m<sup>2</sup> garage, storeroom, and utility room offer plenty of storage space and room for further customisation. Upstairs, a bright, spacious hallway with beautiful solid wood floors leads to an office, three generous bedrooms, and a separate WC. The rooms are flooded with natural light and offer a pleasant, functional layout. The attic offers great potential for expansion, allowing for an additional 45m<sup>2</sup> of living space to suit your needs (bedroom, playroom, office, etc.). The 600m<sup>2</sup> enclosed garden and rear terrace provide a lovely outdoor space. Just 15 minutes from Saintes and Rochefort, and 30 minutes from Royan, this house combines charm, comfort, and significant potential. Don't miss this wonderful opportunity!

Zustand:	Gut
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### Allgemein

Schlafzimmer:	5
Badezimmer:	1
Fertige m <sup>2</sup> :	167 m <sup>2</sup>



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Grundstücksgröße: 600 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 6  
Innenausstattung: Fitted kitchen

### Versorgungsdetails

Heizstoff: Oil

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 113

### Gebäudedetails

Parkplatz: Ja  
Anzahl der Garagen: 1  
Anzahl Etagen: 2

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/TXNV-T30756/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30756/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 8A9F1A6BA0AF4E8C

