



## Beautiful Stone House with Outbuildings and Garden in Charente-Maritime - €150,500



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 171,592.19

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Chef-Boutonne
Postleitzahl:	17510
Veröffentlicht:	15.06.2026

#### Beschreibung:

A very attractive stone house with enormous potential, situated in Romazieres, Charente-Maritime. The house already has 4 bedrooms, is fully habitable on the ground floor, and there is the option of converting the studio into additional sleeping accommodation. The house is accessible from the street but also from the back of the garden via a gate wide enough for cars to enter. The large barn and storeroom at the back of the garden could also be used for extensions or even for all sorts of business ventures.

Romazieres is a small, quiet village, situated less than 30 minutes from Saint-Jean d'Angely, around 1 hour from the coast and 15 minutes from Aulnay.

#### Ground floor

Fitted kitchen (17m<sup>2</sup>): tiled floor

Dining room (31m<sup>2</sup>): tiled floor, staircase, wood-burning stove

Living room (21m<sup>2</sup>): tiled floor, wood-burning stove (flue needs reviewing), single glazing

Bedroom (17m<sup>2</sup>): tiled floor, wood-burning stove, single glazing

#### First floor

Landing/Corridor: wooden floor

Bedroom (13m<sup>2</sup>): laminate flooring

Toilet (2m<sup>2</sup>): laminate flooring, toilet, washbasin



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Bathroom (9.5m<sup>2</sup>): carpeted floor, toilet, bath, shower, heated towel rail, double washbasins  
Bedroom (16m<sup>2</sup>): laminate flooring  
Guest bedroom (26m<sup>2</sup>): parquet flooring, low beam in the middle  
Outside  
Shower room (3m<sup>2</sup>): tiled floor, toilet, shower, washbasin  
Terrace  
Studio/Laundry room: 26m<sup>2</sup> on the ground floor with tiled floor and connection for washing machine;  
30m<sup>2</sup> upstairs with plywood flooring and a covered terrace  
Storage room (12m<sup>2</sup>): carpet on concrete  
Enclosed garden with an above-ground swimming pool, vegetable patch and a gate for vehicle access  
117m<sup>2</sup> barn with a clay floor  
18m<sup>2</sup> storeroom with an upper level (access via a ladder) and a concrete floor

## Allgemein

Schlafzimmer: 4  
Badezimmer: 2  
Fertige m<sup>2</sup>: 152 m<sup>2</sup>  
Grundstücksgröße: 756 m<sup>2</sup>  
Stockwerk Nummer: 1

## Zimmerdetails

Zimmer insgesamt: 7

## Gebäudedetails

Anzahl Etagen: 1  
Ausrichtung: W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>

## Kontaktinformation

IMLIX ID: IX8.589.585

