



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 171,592.19

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chef-Boutonne
Ταχυδρομικός κωδικός:	17510
Δημοσιεύθηκε:	15/06/2026

Περιγραφή:

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 (17m²): tiled floor

Dining room (31m²): tiled floor, staircase, wood-burning stove

Living room (21m²): tiled floor, wood-burning stove (flue needs reviewing), single glazing

Bedroom (17m²): tiled floor, wood-burning stove, single glazing

First floor

Landing/Corridor: wooden floor

Bedroom (13m²): laminate flooring

Toilet (2m²): laminate flooring, toilet, washbasin



Bathroom (9.5m²): carpeted floor, toilet, bath, shower, heated towel rail, double washbasins
Bedroom (16m²): laminate flooring
Guest bedroom (26m²): parquet flooring, low beam in the middle
Outside
Shower room (3m²): tiled floor, toilet, shower, washbasin
Terrace
Studio/Laundry room: 26m² on the ground floor with tiled floor and connection for washing machine;
30m² upstairs with plywood flooring and a covered terrace
Storage room (12m²): carpet on concrete
Enclosed garden with an above-ground swimming pool, vegetable patch and a gate for vehicle access
117m² barn with a clay floor
18m² storeroom with an upper level (access via a ladder) and a concrete floor

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	152 τ.μ
Μέγεθος αυλής:	756 τ.μ
Floor Number:	1

Room details

Total rooms:	7
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX8.589.585
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