



## Charming renovated character stone cottage !



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 317,040.71

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Romegoux
Código postal:	17250
Publicado:	13/04/2026

### Descripción:

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!

Condición:	Good
------------	------

### Común

Dormitorios:	5
Baños:	1
Pies cuadrados terminados:	167 m2



Tamaño del lote: 600 m2

### Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Oil

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 113

### Building details

Parking: Sí  
Number of Garages: 1  
Número de plantas: 2

### Lease terms

Date Available:

### Información adicional

URL sitio web: [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)

### Contact information

IMLIX ID: 8A9F1A6BA0AF4E8C

