



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



### Information de l'agent

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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 171,592.19

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Chef-Boutonne
Indicatif régional:	17510
Soumis:	15/06/2026

### Description:

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



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

## Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	152 m <sup>2</sup>
Dimesions du lot:	756 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/>

## Contact information

IMLIX ID: IX8.589.585

