



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



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 171,592.19

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Chef-Boutonne
Irányítószám:	17510
Feladta:	2026. 06. 15.

### Leírás:

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

## Gyakori

Hálósobák: 4  
Fürdőszobák: 2  
Kész négyzetméter: 152 nm  
Telekméret: 756 nm  
Floor Number: 1

## Room details

Total rooms: 7

## Building details

Emeletek száma: 1  
Orientation: W

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX8.589.585

