



## Charming renovated character stone cottage !



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 318,015.27

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Romegoux
Cap:	17250
Pubblicato:	13/04/2026

### Descrizione:

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!

Condizione:	Good
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### Comune

Camere da letto:	5
Bagni:	1
Finito piedi quadrati:	167 mq



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Dimensione del lotto: 600 mq

## 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: Sì  
Number of Garages: 1  
Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [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

