



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



### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 171,592.19

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Chef-Boutonne
Posta kodu:	17510
Yayınlandı:	15.06.2026
Açıklama:	

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 (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

## Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	152 m2
Arazi Büyüklüğü:	756 m2
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Kat Sayısı:	1
Orientation:	W

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX8.589.585

