

# Hamptons

INTERNATIONAL



**Saint-Romain, Charente, France**

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**£370,000**

**(€421,800)**



## Property details



### Key features

- Garden
- 0-2 km to amenities
- Ground floor bedroom and bathroom
- Terrace
- Mains Drains
- Fiber optic
- Wheelchair friendly
- Mains
- Electricity on site
- Aerothermal

### Attributes

-  Swimming pool
-  Garden

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## Description

Character property with 428m<sup>2</sup> of living space, reception hall, pool, ideal for a rental or hospitality project - Nestled in the heart of a charming village in a popular tourist area of South Charente, this former hotel full of character offers generous spaces and lots of light. Its elegant and practical interior, along with its many rooms, makes it ideal for a variety of projects. The property benefits from gas central heating, electric radiators and a heat pump, ensuring comfort throughout the year. Outside, a heated swimming pool surrounded by terraces and a garden provides a relaxing and pleasant environment. On the ground floor: a spacious reception area, 5 bedrooms with shower room and WC including one adapted for people with reduced mobility, a lounge, a 46 m<sup>2</sup> dining room open to the kitchen, a 44 m<sup>2</sup> back kitchen, a laundry room, a cold room and an 85 m<sup>2</sup> reception hall with sanitary facilities. Upstairs: 7 additional bedrooms, each with its own shower room or bathroom. This property offers many possibilities such as a gîte, guest house, rental investment or shared residence project.





# Location

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