

Old barn/building to restore, possibility to use as a storage facility or garage for classic cars.

EXCLUSIVE



## INFORMATION

Town:	Sainte-Même
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	0 m2

## IN BRIEF

Opportunity to purchase this barn, previously 3 properties in the Charente Maritime. Currently used as a storage facility. The building is situated in a village within 10 minutes drive to the future Spa town of St Jean D'Angely and 25 minutes drive to the Roman city of Saintes.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This building is in 3 sections, each with their own access. The footprint of the buildings consists of a total of 98m2. There has previously been a first floor within the buildings, but they are no longer there. There are 2 charentaise fireplaces in the building also.

Room 1- 23m2 with concrete floor and charentaise fireplace. Window and doorway.

Room 2-35.5m2 with 2 windows and doorway. Earth floor.

Room 3-39.4m2 with charentaise fireplace, 2 window openings and a doorway.

The roof is cement board

The building has

No electricity or water running to it, but is within easy access to connect.

No land attached to this property.

No heating.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES