

Very handsome farmhouse with huge gite development potential, 25 minutes La Rochelle, close to Surgères



INFORMATION

Town:	Surgères
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	371 m2
Plot Size:	3000 m2

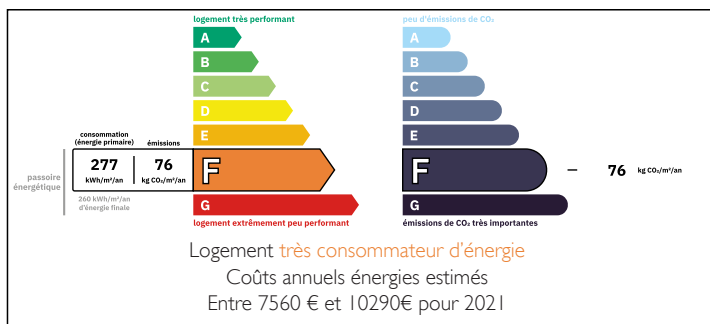
IN BRIEF

Close to a pleasant village, this beautiful and impressive group of buildings would make an ideal home for developing a successful gite business.

The property is situated 25 minutes drive from La Rochelle, with its airport and many attractions, and only 15 - 20 minutes from the nearest beach. Access is easy by motorway or by train

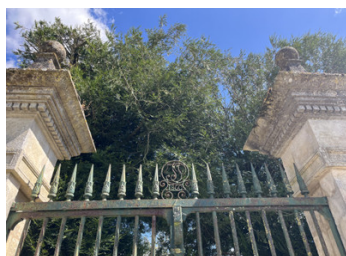


ENERGY - DPE



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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

Offering 350m2 of living space awaiting renovation, the property is amazing and has many beautiful original fireplaces , beams , staircases the ground floor includes :

- a 22m2 entrance hall
- a 25m2 kitchen
- two spacious living and dining rooms of 45m2 each
- a 15m2 bedroom/study
- a utility room with shower room and toilet

The first floor forms a sleeping area with four bedrooms (26, 14.90, 15.25 and 14.85 m2) and a 5m2 bathroom. There is also a very large attic of 150m2 and a second smaller one of 30m2.

There is also a separate dwelling of approximately 60m2 with a living room, kitchenette, shower room with toilet and bedroom upstairs.

All the outbuildings are in good condition. Adjoining the house is a large 18 x 7 m garage for 8 vehicles, as well as a 98 m2 stable/boiler room.

There is also a second large stable measuring 19 x 8m, several wine storehouses and smaller outbuildings such as a pigsty, all set in approx. 3000m2 of land.

LOCAL TAXES

Taxe foncière: 2738 EUR

Taxe habitation: EUR

NOTES

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