

Charming Renovated Stone House with Spacious Garden in a Quiet Yet Convenient Location



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	3000 m2

IN BRIEF

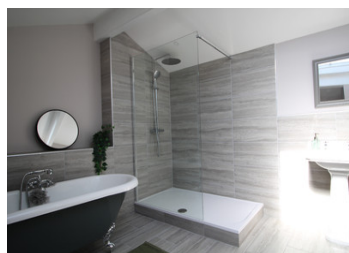
This charming stone house features two large reception rooms and a recently renovated, spacious kitchen. The first floor includes three bedrooms and two bathrooms, offering ample living space.

Additional amenities include a workshop and a garage.

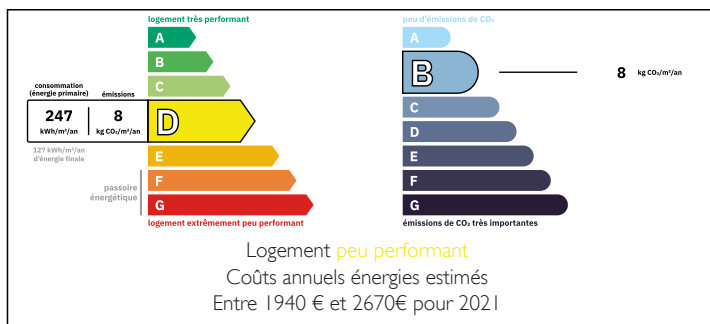
The property is set on a large garden (over 3000 m²), providing a serene and expansive outdoor area.

Located in a quiet area, yet conveniently close to a small grocery store and a swimming lake with a summer restaurant, this property offers the perfect blend of tranquility and accessibility.

The house has been recently renovated and boasts double-glazed windows. The electrical system is up to code, and the heating is provided by electric radiators and a log burner.



ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in further detail :

GROUND FLOOR:

Lovely KITCHEN (25 m²): Featuring fitted units and a kitchen island, this charming kitchen is connected to the front garden through a large stone arch, with an additional door leading to the back garden.

DINING ROOM (30 m²): Centrally located in the house, this spacious dining area includes stairs leading to the first floor.

Snug LIVING ROOM (28 m²): Cozy and inviting, this living room features a log burner.

FIRST FLOOR:

MASTER BEDROOM: Complete with an ensuite shower room including a toilet, sink, and shower.

Two Additional BEDROOMS: Perfect for family or guests.

Large Bathroom: Equipped with a shower, bath, sink, and toilet.

OUTBUILDINGS:

Workshop (approx. 25 m²): Conveniently accessible from the house.

Garage (25 m²): Provides ample storage space.

GARDEN:

The garden is mostly laid to lawn, offering a serene outdoor space.

More pictures are available upon request. Visits are highly recommended.