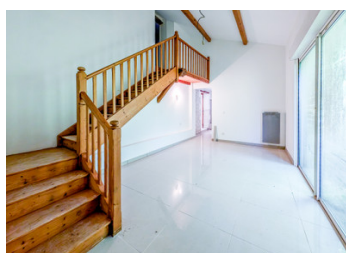
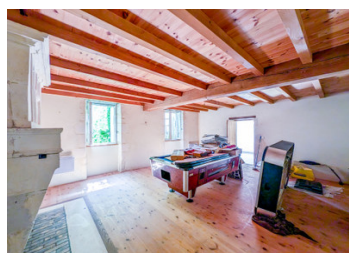
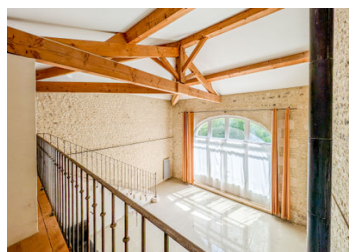


Property to finish renovating - 4 bedrooms - Garage - Garden - Between Montendre and Chevanceaux



INFORMATION

Town:	Chatenet
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	331 m2
Plot Size:	3018 m2



IN BRIEF

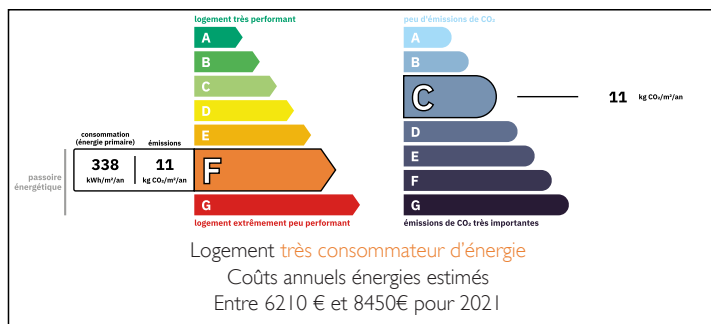
Superb opportunity to acquire this beautiful Charentaise located in a private and quiet setting in the South of the Charente Maritime region. The latter has been partially renovated and offers you the possibility of being finished to your taste.

This 331m² property has 4 bedrooms including a master suite with dressing room on the ground floor. 3 other bedrooms upstairs, 2 of which have an ensuite shower room.

The living space on the ground floor composed of a games room, a living room, a dining room, a kitchen, a library and a second large living room with mezzanine offers you multiple opportunities to arrange the layout according to your needs.

A 57m² garage compliments this property.
3000m² of land
Well

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 foncière: 526 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FLOOR PLAN AND MORE PHOTOS AVAILABLE ON REQUEST

GROUND FLOOR

Entrance hall - 17m²

Master bedroom and dressing room - 35m²

Bathroom to finish renovating - 19m²

WC - 4m²

Laundry room - 2.5m²

Games room/dining room - 33m² with open fireplace

Living room (bedroom/lounge) to finish renovating (rubble walls and concrete floor already done) with open fireplace - 34m²

Kitchen to fit out - 25m²

16m² room with stairs to access the first floor

35m² lounge with wood stove and a 26m² mezzanine - ceiling height 6m

Library/office - 25m² with a 2m² cellar

FIRST FLOOR

Bedroom 2 - 36m² with 20m² storage under the eaves

Dressing room / Office / Games area - 16m²

Bathroom - 3m²

WC

Bedroom 3 - 25m²

Bedroom 4 - 25m² with ensuite shower room - 3m²

Garage of 57m²

Land of 3018m²

Well

Technical Information

Partial double glazing

Heating: wood and electric

Septic tank not compliant

Fiber available

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