

Stone house to renovate with lovely garden and large barn

EXCLUSIVE



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	97 m2
Plot Size:	1446 m2

IN BRIEF

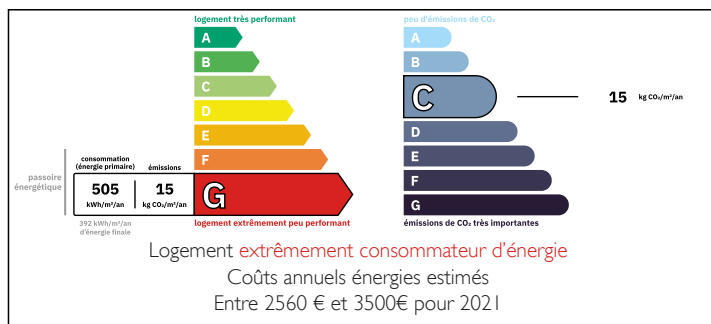
Looking for your next renovation project? This characterful stone property is a great opportunity for those ready to bring it back to life.

While the home is currently habitable, it does require essential updates, including new electrics, a septic tank, and a roof. With some TLC, this property can be transformed into a stunning residence.

In addition to the main house, the property features a spacious barn and several useful outbuildings, including a garage, summer kitchen, and smaller barns—perfect for storage or future development.

Don't miss the chance to make this home your own!

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.



DESCRIPTION

The property in further detail :

GROUND FLOOR :

Entrance into the Dining room (22 m²)

Living room (22 m²) (currently used as downstairs bedroom) The parquet floor in this room needs to be removed and renewed

Kitchen (11 m²)

Shower room (5 m²) with toilet, shower and sink

Corridor with stairs to the first floor

FIRST FLOOR :

Landing (with limited standing height)

Bedroom (22 m²)

Attic (22 m²) Room to create one or two bedrooms

BUILDINGS

Garage (20 m²)

Barn (70 m²)

Several smaller outbuildings (Chicken coop, outside shower room, outside toilet, summer kitchen, dog kennel)

The garden is fenced, has got loads of fruit trees and there's also a water cistern.

More pictures available upon request.

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