

Charming Charentaise property near La Rochelle



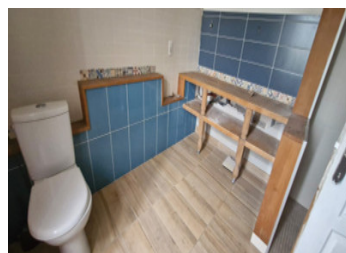
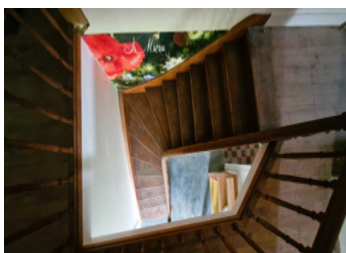
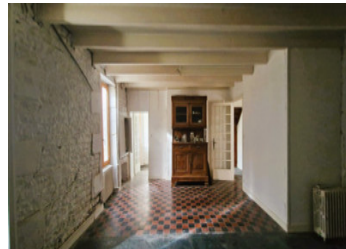
INFORMATION

Town:	La Laigne
Department:	Charente-Maritime
Bed:	7
Bath:	3
Floor:	260 m2
Plot Size:	2212 m2

IN BRIEF

Ideally located, this property is just 7 minutes from Courçon, where you'll find all the amenities you need, and close to other dynamic towns such as Aigrefeuille-d'Aunis, Surgères and Mauzé-sur-le-Mignon.

This property is full of potential and offers a unique living environment in the Charente-Maritime region. Nestling on a wooded and enclosed plot of 2,212 m², it benefits from a privileged location in an agricultural zone.



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

The property comprises two main buildings:

A main house with a generous surface area of over 200 m², partly on one floor, offering spacious accommodation that can be converted as you wish.

An independent gîte of around 60 m², also on one floor, ideal for a rental project or for welcoming family and friends.

Outbuildings complete the property, offering numerous possibilities for conversion or storage.

Following the earthquake in June 2023, structural work is required on the buildings. Estimates have already been drawn up, giving a better idea of the cost of the necessary renovations.

The sale is made in a single lot, but a division is possible, to be carried out by a surveyor. This opens up possibilities for :

One or two main residences,
A main residence combined with a rental project,
A tourist operation with a gîte, etc.

A rare location full of possibilities for lovers of peace and quiet and ambitious projects!

LOCAL TAXES

Taxe habitation: EUR

NOTES

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