

Detached country house featuring two ground-floor bedrooms, two barns, and a garden surrounding the property

EXCLUSIVE



## INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	2533 m2

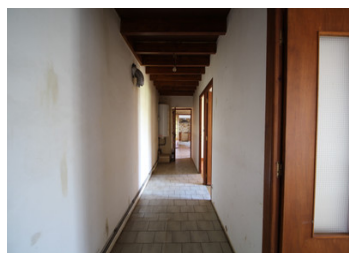
## IN BRIEF

Charming single-storey country house with 2 bedrooms, spacious kitchen, bright living room, utility room, shower room, and separate toilet.

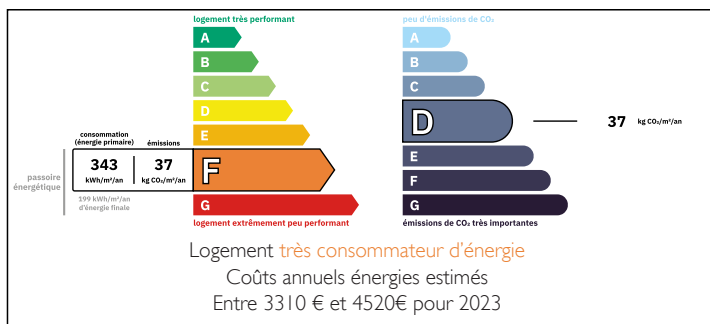
Two large garages, cellar, kennels, and chicken coop.

Land of approximately 2,500 m<sup>2</sup> surrounding the house, easy to maintain and ideal for a vegetable garden. Large water cistern.

A peaceful spot offering space, nature, and tranquility.



## 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

Property in More Detail:

Currently, all the living space is on the ground floor.

Entrance porch with sliding doors  
Spacious kitchen (22 m<sup>2</sup>) with fitted units and views of both the front and rear gardens  
Living room (19 m<sup>2</sup>) with triple doors opening up to the front garden  
Corridor (12 m<sup>2</sup>)  
Bedroom 1 (10 m<sup>2</sup>) with double doors  
Bedroom 2 (9 m<sup>2</sup>) with double doors  
Utility room (10 m<sup>2</sup>) with back door  
Separate toilet (2 m<sup>2</sup>)  
Shower room (6 m<sup>2</sup>)

Outbuildings:

Cellar (4 m<sup>2</sup>)  
Garage (approx. 70 m<sup>2</sup>)  
Second garage (approx. 90 m<sup>2</sup>)  
Kennels and chicken coop

Garden:  
The land wraps around the house and covers approximately 2,500 m<sup>2</sup>. It's easy to maintain and ideal for a vegetable garden.  
A large water cistern is also on the property.

A peaceful countryside retreat with plenty of potential - perfect for those looking to enjoy space, nature, and quiet surroundings.

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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