

Charming character farmhouse to renovate with large outbuilding and fabulous views



INFORMATION

Town:	Mortiers
Department:	Charente-Maritime
Bed:	3
Bath:	0
Floor:	100 m2
Plot Size:	3967 m2



IN BRIEF

If you're looking for a renovation project full of potential in the peace and quiet of the Charente Maritime countryside then this charming old farmhouse is for you.

Nestling in a good sized plot of 3,976m² plot, it offers enormous potential, but is in need of renovation/ updating.

Currently comprising a living room, three bedrooms and two shower rooms all on the ground floor, there is a spacious attic that could be converted into further living space. An adjoining workshop, a wine storehouse, a shed and a detached barn of over 200 m² complete this property.

The property is well located 1 hour from Bordeaux, 1 hour from the Atlantic coast. Nearest amenities in Baignes Sainte Radegonde (7.5km) or Jonzac (12km)

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

Ground Floor

- Kitchen - 27m²
- Bedroom 1 - 12.42m²
- Bedroom 2 - 12.3m²
- Bedroom 3 - 12.3m²
- Shower room with WC - 16.24m²
- Shower room with basin - 5.28m²

Attic - 96m²

- Attached barn to the rear - 77m²
- Attached further room - 42m²

Outside

- Independent barn and old animal stables - 164m²
- Well
- Land of 3967m²

* Sewerage - septic tank (non conforming)

* Mains water on site but house not currently connected

* Electricity connected

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