

Maison de maître hidden behind a stone archway, with numerous outbuildings and a garden.

EXCLUSIVE



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	167 m2
Plot Size:	2709 m2

IN BRIEF

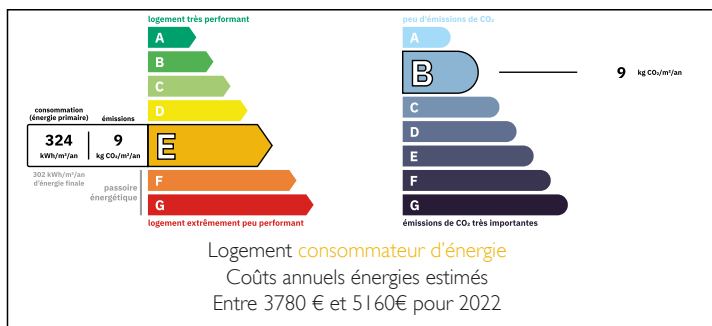
Tucked behind a stone archway, at the heart of a courtyard surrounded by old buildings, this elegant maison de maître is full of charm.

The main house features a central hallway leading to two symmetrical reception rooms. Upstairs mirrors the same layout with two spacious bedrooms and a shower room. The attic, accessible by stairs, offers great conversion potential thanks to its generous headroom. Each room measures around 35 m², giving the property a wonderful sense of space.

In front, the courtyard is framed by various outbuildings: a large barn with concrete floor, a hangar, former stables, a workshop, and more. A private garden sits behind the house.

Also included: a second house to renovate with independent access and a plot of land located opposite ; ideal for a range of future projects.

ENERGY - DPE



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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

Main house details:

Ground floor:

- Spacious entrance hall (16.6 m²) with WC
- Living room (35 m²) with kitchenette, fireplace, and pellet stove
- Lounge (36 m²) with fireplace and concrete slab ready to be tiled

First floor:

- Landing (10 m²) with beautiful original parquet flooring
- Shower room (2 m²) with basin and shower
- Bedroom 1 (35 m²) with fireplace
- Bedroom 2 (36 m²) with fireplace and original parquet flooring

Second floor:

- Large attic accessible by wooden stairs, offering great potential for conversion thanks to its generous beam height

Features:

- Generous volumes and stunning original wooden ceilings, well preserved
- Heating by wood stove and two pellet stoves
- Double glazing on the first floor
- Sewage system to be reviewed
- The house is habitable as is but requires renovation work to be fully modernized

Outbuildings:

- Hangar of 87 m²
- Large barn/garage of approximately 100 m² with concrete floor
- Workshop of 42 m²
- Several other buildings measuring 25 m², 78 m², 28 m², 23 m², and 39 m²

Annex house to renovate: approximately 43 m² on the ground floor plus an upper floor of the same size, with independent access – ideal for a rental project or guest house

LOCAL TAXES

Taxe foncière: 1146 EUR

Taxe habitation: EUR

NOTES