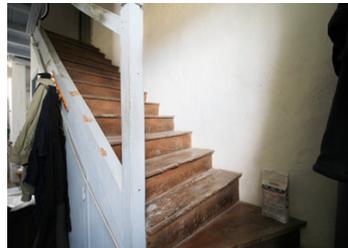


Maison de maître hidden behind a stone archway, with numerous outbuildings and a garden.

EXCLUSIVE



INFORMATION

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

IN BRIEF

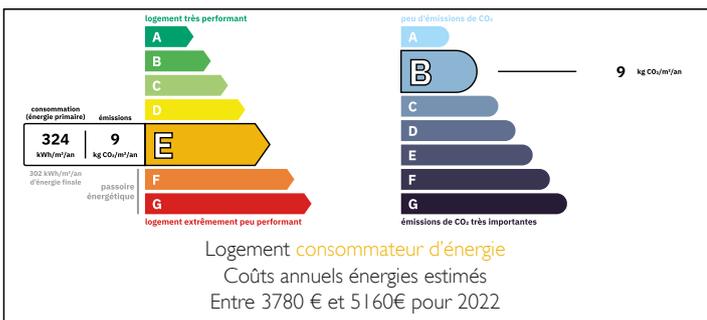
Tucked behind a stone archway, at the heart of a courtyard surrounded by old buildings, this elegant maison de maître is full of charm.

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



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

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