

Stunning barn conversion with four bedrooms and three bathrooms. Garden with views and a large barn.

## EXCLUSIVE



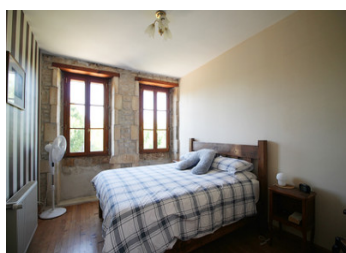
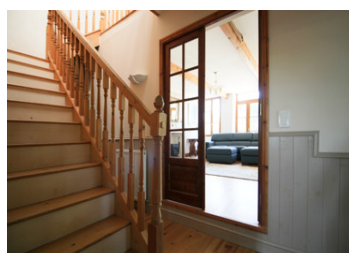
## INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	189 m2
Plot Size:	1887 m2

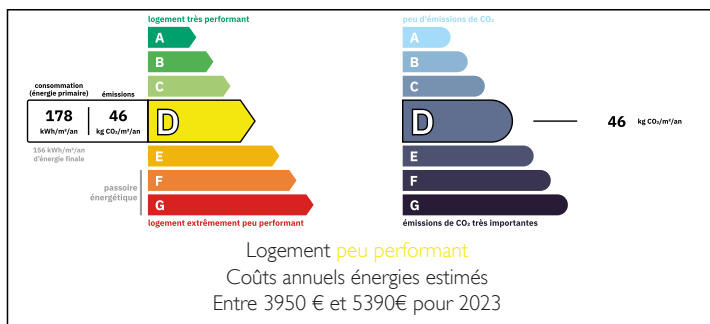
## IN BRIEF

This property stands out because of the character and the abundance of high windows, flooding every room with sunlight. The house benefits from double glazed windows, oil fired central heating and a beautifully fitted kitchen.

There are three reception rooms, two fixed staircases and upstairs four bedrooms and three bathrooms. Making this property interesting to use as a small boutique B&B or for a large family.

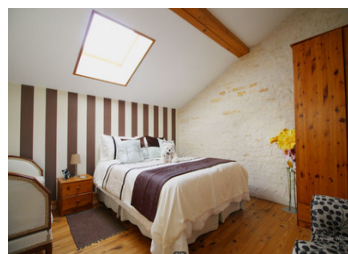
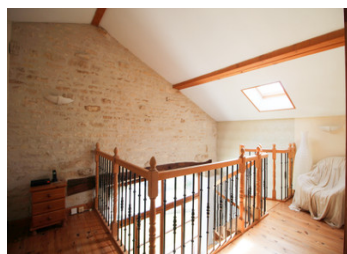


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1293 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ground floor:

Entrance into the light, fully fitted kitchen (35 m<sup>2</sup>) with kitchen island and logburner.

Formal dining room (31 m<sup>2</sup>) with the old barn door fitted with a pretty window. Spiral staircase to the first floor.

South facing living room (33 m<sup>2</sup>) with one door and three windows, flooding this room with light.

Corridor with spacious toilet and staircase going up Workshop/utility room (31 m<sup>2</sup>) with the oil fired central heating and connections for washing machine.

First floor:

Bedroom 1 (12 m<sup>2</sup>)

Bedroom 2 (12 m<sup>2</sup>), currently used as dressing room/office

Bathroom with shower, sink, toilet and bidet (7 m<sup>2</sup>)  
Bedroom 3 (15 m<sup>2</sup> ground surface, leading into the eaves) with ensuite shower room with shower, toilet and sink. The standing height in a part of this shower room is limited.

Bedroom 4 (13 m<sup>2</sup>)

Bathroom 3 (5 m<sup>2</sup>) with bath, toilet and hand basin.  
Mezzanine area with spiral staircase down into the dining room.

Garden and outbuildings:

From the house there are nice open views on the surrounding fields. There is an open fronted barn (approximately 90 m<sup>2</sup>) with a recent roof and a small stone outbuilding. There are several seating areas and terraces, smartly planned out to make the best of the sunsets.

The house is located in a hamlet near Chives, where you'll find a superette, post office and butcher. Chives has got some nice activities, for example French courses, dancing nights and community meals.

There's a lovely lake for swimming and fishing on walking/cycling...