

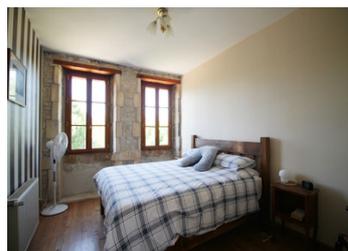
Stunning barn conversion with four bedrooms, three bathrooms, open views, and a large barn



EXCLUSIVE

## INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	189 m <sup>2</sup>
Plot Size:	1887 m <sup>2</sup>



## IN BRIEF

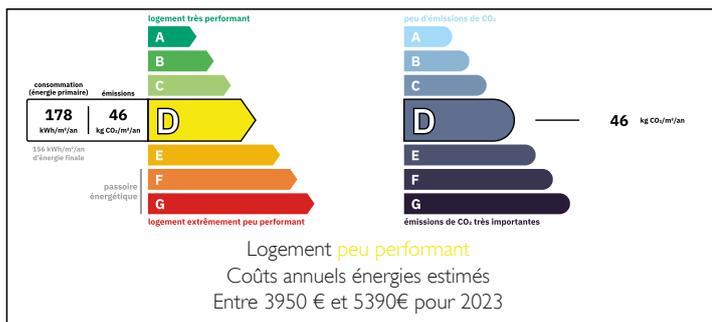
This impressive barn conversion combines character, light, and generous living space. Featuring four bedrooms, three bathrooms, and three reception rooms, it offers the ideal layout for a large family or a small boutique B&B.

With high ceilings, abundant windows, and sunlight in every room, the property is bright and welcoming throughout.

The home benefits from double-glazed windows, oil-fired central heating, a log burner, and a beautifully fitted 35 m<sup>2</sup> kitchen. Outside, enjoy peaceful open views, various terrace areas, and a 90 m<sup>2</sup> open-fronted barn with a recent roof.

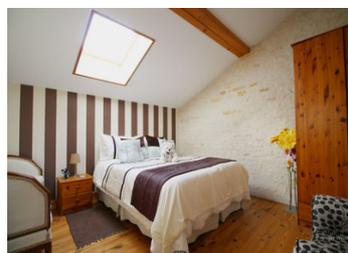
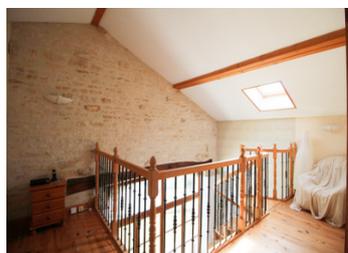
Located in a friendly hamlet near Chives, the property offers both tranquillity and convenience, with shops, activities, and a lakeside swimming area nearby.

## 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.



## LOCAL TAXES

**Taxe foncière: 1293 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Ground Floor

Entrance into bright, fully fitted 35 m<sup>2</sup> kitchen with island and log burner

31 m<sup>2</sup> formal dining room with feature barn-door window and spiral staircase

33 m<sup>2</sup> south-facing living room with one door and three windows, filled with natural light

Corridor with spacious WC and staircase

31 m<sup>2</sup> workshop/utility room housing the oil boiler and washing machine connections

### First Floor

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

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

Bathroom (7 m<sup>2</sup>) with shower, sink, toilet, and bidet

Bedroom 3 (approx. 15 m<sup>2</sup> floor area) with ensuite shower room (restricted standing height in part)

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

Bathroom 3 (5 m<sup>2</sup>) with bath, toilet, and hand basin

Mezzanine with spiral staircase to dining room

### Garden & Outbuildings

Lovely open countryside views from the garden

Open-fronted barn (approx. 90 m<sup>2</sup>) with a recent roof

Small stone outbuilding

Several well-designed terrace and seating areas positioned for beautiful sunsets

Located in a peaceful hamlet close to Chives with a superette, butcher, post office, and community activities

Walking/cycling distance to a swimming and fishing lake with summer restaurant

More photos available upon request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>