

Charming stone property with a 153m² attic ready to convert - Outbuildings 300m² - Garden - 10mn from Montendre



INFORMATION

Town:	Le Pin
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	79 m ²
Plot Size:	3830 m ²

IN BRIEF

Nestled in the Charente-Maritime region in a small hamlet, this property will charm you with its stone facade, beautiful exposed beams, and period fireplaces, as well as its private setting and numerous development opportunities.

The living space currently measures 79m² on one level, with two bedrooms, a bathroom, a kitchen, a living/dining room, and a toilet. The attic extends over 153m² with a ceiling height of 5m30, offering a superb opportunity to expand the living space according to your needs. This floor also provide you with beautiful views of the surrounding countryside. There are also numerous outbuildings, all adjoining the main house: a garage, wine storehouse, stable, barn, and boiler room extending over 300m².

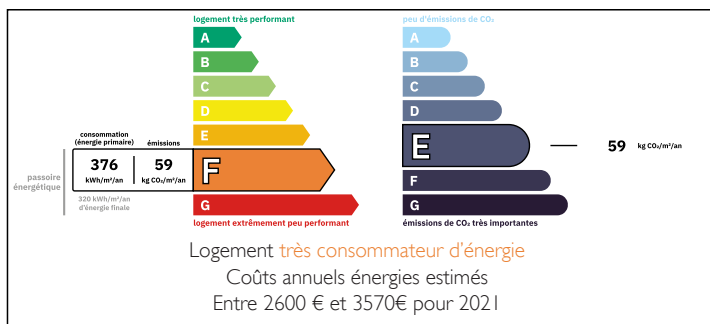
All this on a land of 3,830m² not overlooked.

10 minutes from Montendre, 20 minutes from the

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 788 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating F (DPE)

Gas central heating

Electric hot water tank

Extractor fan

Thin double glazing but dated

Septic tank not compliant

Roof redone in 1999 and reworked in 2024 - Zinc gutters replaced in 2022

Fiber available

PROPERTY

Entrance is through the kitchen - 17m² with a non-functional open fireplace that can be reopened
Living/Dining Room - 29m² with a wood-burning fireplace

Bedroom 1 - 11m²

Bedroom 2 - 10m²

Bathroom - 5m² with bathtub, shower, and sink

WC - 1.5m²

OUTBUILDINGS

Garage with access by the kitchen or the outside - 66m² - concrete floor

Attic - access via a staircase in the garage - 153m² - Ceiling height 5m30 with exposed beams, wooden floor and 6 existing openings (5 windows and 1 door)

Former wine cellar - 57m² - concrete floor

Stable/Wine Cellar - 87m² - concrete floor

Barn - 87m² with a ceiling height of 8.10m - dirt floor - Former access to the garage that can be reopened.

Boiler room/Workbench - 26m²

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