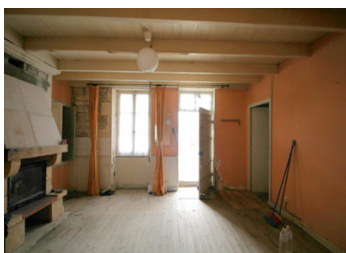


Charming Renovation Project with Attic Conversion Potential

EXCLUSIVE



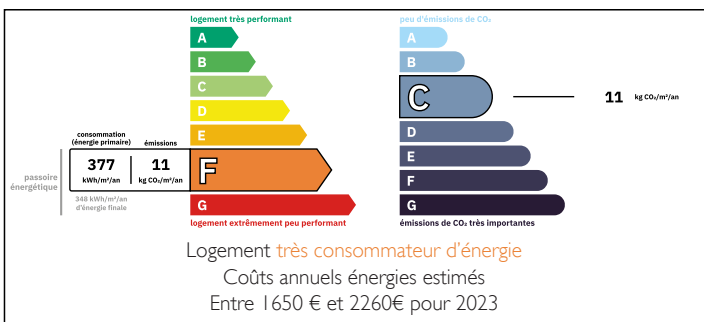
INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	99 m2
Plot Size:	773 m2

IN BRIEF

This property offers fantastic potential to create a dream home or holiday retreat. The ground floor provides 99 m² ready for renovation, complemented by an attic that can be converted into additional bedrooms or living space.

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

Outside, the property benefits from a front courtyard, a back garden, and a barn that could be used for storage, a workshop, or even further development (subject to permissions).

Situated in the heart of a small hamlet, the house combines the charm of rural living with convenience – a local supermarket is just a short walk away. With plenty of character and space to design to your own taste, this is a wonderful opportunity for anyone seeking a rewarding renovation project.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES