

Bright and Spacious Detached Country House with Land, Garages, and Conversion Potential



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	216 m2
Plot Size:	14187 m2

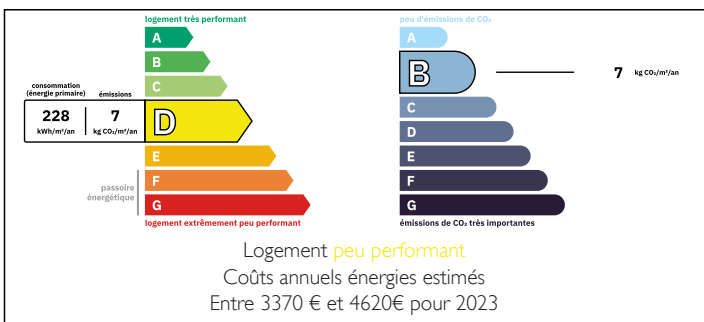


IN BRIEF

Discover this charming detached country home offering generous living spaces, peaceful surroundings, and beautiful countryside views. Perfect for those seeking a spacious family home, holiday retreat, or property with potential for conversion.

This bright and spacious stone house combines traditional charm with practical living. It features five bedrooms, two shower rooms, multiple garages and workshops, and convertible attic spaces, all set within a large garden with mature trees and an above-ground pool.

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

Ground Floor

- Bright living room (42 m²) with high ceilings and an exposed stone wall
- Spacious dining room (44.8 m²) featuring a wood-burning insert
- Kitchen (15.5 m²) with access to utility areas
- Shower room (5 m²) and separate WC (1.5 m²)
- Large utility room (29.3 m²) with shower area to renovate
- Two comfortable bedrooms (12.6 m² and 18 m²), both with built-in wardrobes

First Floor

- Three additional bedrooms (11 m², 14.8 m², and 15.5 m²), each with storage
- Shower room (5.6 m²), shower to be replaced
- Separate WC (1.3 m²)
- Two convertible attics (23 m² and 28 m²) offering excellent potential for extra bedrooms, office space, or a hobby area

Comfort & Features

- Mixed heating system: electric radiators, wood insert, and air-to-air heat pump
- PVC double-glazed windows
- Drainage system requires updating
- High-speed fibre optic internet available in the street

Outbuildings & Garages

- Attached garage (33 m²) with direct access to the house
- Garage/workshop (46 m²) with cellar (approx. 24 m²), also accessible from indoors
- Additional garage/workshop (38 m²) opposite the house — ideal for storage, crafts, or a home business

Outdoor Space

- Attractive gravel courtyard and ample parking area
- Partially in-ground above-ground pool (built into the ground for easy access)
- Expansive garden and meadow with beautiful trees

LOCAL TAXES

Taxe habitation:

EUR

NOTES