

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

Charming and spacious country home offering generous rooms and a peaceful setting.

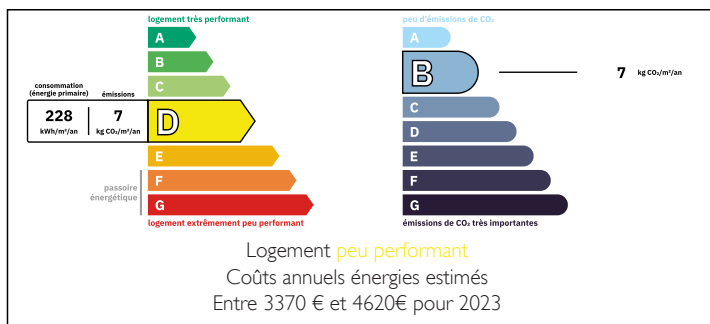
Bright living room with stone walls, large dining area with wood insert, five bedrooms, two shower rooms and convertible attics.

Several attached garages and workshops.

Beautiful garden with trees, above ground pool and lovely countryside views.

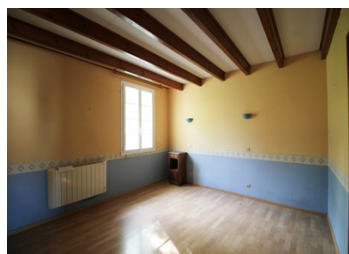
Mixed heating (insert, heat pump, radiators) DPE D

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 habitation: EUR

NOTES

DESCRIPTION

Property in detail

Ground floor:

- Bright living room of 42 m² with high ceilings and an exposed stone wall.
- Spacious dining room of 44.8 m², featuring a wood-burning insert.
- Kitchen of 15.5 m².
- Shower room (5 m²).
- Separate WC (1.5 m²).
- Utility room (29.3 m²) with a shower area to renovate.

A few steps lead to

- Two bedrooms (12.6 m² and 18 m²), both with built-in wardrobes.

First floor:

- Three 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 attics (23 m² and 28 m²) offering potential for conversion (extra bedrooms, office, etc.).

Comfort and features:

- Heating via electric radiators, wood insert, and air-to-air heat pump.
- PVC double-glazed windows.
- Drainage system needs updating.
- Fibre optic internet available in the street.

Outbuildings:

- Garage (33 m²), attached and accessible directly from the house.
- Garage/workshop (46 m²) with cellar of about 24 m², also attached and accessible from indoors.
- Second garage/workshop (38 m²) located opposite the house.

Outside:

- Gravel courtyard and large parking area to the front.
- Partially in-ground above-ground pool (the above