

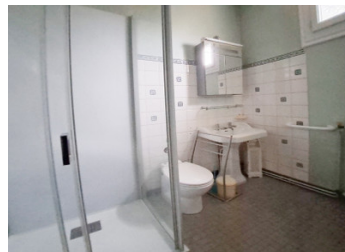
Detached Four-Bedroom House for Sale in Peaceful Rural Location

EXCLUSIVE



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	132 m ²
Plot Size:	1888 m ²



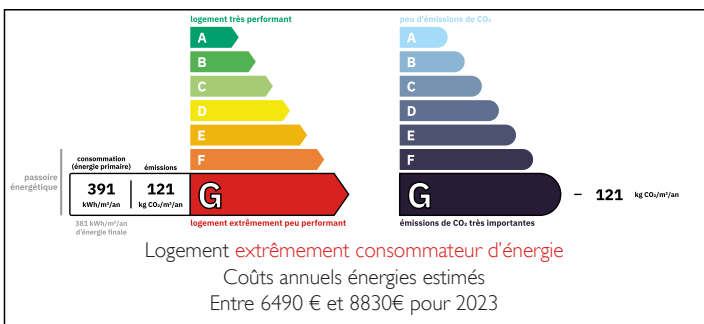
IN BRIEF

A charming detached four-bedroom property situated in a tranquil rural setting, perfect for buyers seeking countryside living while still being accessible to local amenities. This spacious home features oil-fired central heating, double-glazed windows, and partially electric shutters for comfort and security.

The property is split-level, with half-levels separating the living areas: a bright living room, dining room, and kitchen on the main level, with a few steps down to an integrated garage that includes an office and utility room. Upstairs, there are three comfortable bedrooms, plus a fourth bedroom with storage space in the attic.

Constructed around 1960, the house is habitable as it stands, offering an excellent opportunity for buyers to modernize and add their personal touch. With its detached rural location, spacious layout, and potential for updating, this property is ideal for

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

This charming detached property offers a generous layout across split levels, perfect for family living in a peaceful rural setting.

Property Details:

Ground Floor:

- Entrance hall (6 m²) with separate toilet (folding door)
- Bright living room (20 m²)
- Dining room (16 m²)
- Kitchen (14 m²)

Lower Split Level:

- Garage (25 m²) with utility room featuring oil-fired central heating
- Office (10.5 m²)

Upper Split Level:

- Landing (3 m²)
 - Three double bedrooms (approximately 12 m² each)
 - Shower room (5 m²) with macerator toilet
- Easy access via the stairlift

Attic:

- Bedroom (9.5 m² standing height and additional space into the eaves)
- Storage room (4.5 m² standing height and additional space into the eaves)

The property benefits from oil-fired central heating and PVC double-glazed windows. The septic tank and electrical system will require updating.

Outside:

The garden surrounds the property on all sides, with a fenced section and additional lawned areas, providing privacy and space for outdoor activities.

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

LOCAL TAXES

Taxe foncière: 745 EUR

NOTES