

Single-storey property to renovate with outbuildings and garden – Walking distance to amenities



## INFORMATION

Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	1583 m2

## IN BRIEF

Within easy walking distance of local shops and amenities, this single-storey semi detached property offers an excellent opportunity to create a comfortable and personalised home in a private setting.

Several important improvements have already been completed, including:  
double glazing, a roof redone in 2007 and mains drainage connection.

Accessed via a private driveway, the property enjoys a sense of privacy while remaining conveniently located.

The house comprises an entrance hall with cellar/storage area, a living room, a spacious kitchen/dining room, a utility room, a WC. The sleeping area includes two bedrooms and a bathroom.



## ENERGY - DPE

DPE not required.

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

More photos and floor plans of the house are available upon request.

### HOUSE

Entrance Hall - 12m<sup>2</sup>

Cellar - 5m<sup>2</sup>

Hallway - 5m<sup>2</sup>

Living Room - 19m<sup>2</sup>

Kitchen - 20m<sup>2</sup>

Pantry - 12m<sup>2</sup>

WC - 1.5m<sup>2</sup>

Hallway - 3m<sup>2</sup>

Bathroom - 5m<sup>2</sup> with bathtub, sink, and bidet

Hallway - 2m<sup>2</sup>

Bedroom 1 - 10m<sup>2</sup>

Bedroom 2 - 14m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **839 EUR**

Taxe habitation: **EUR**

### OUTBUILDINGS

Garage - 58m<sup>2</sup> - earthen floor, roof redone 6 years ago

Open Barn - 37m<sup>2</sup> - concrete floor, asbestos roof

Envoyer des commentaires

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

## NOTES