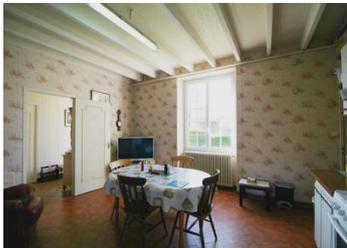


Sizeable 4 bedroom longere on the edge of a village, with large garden, plenty of outbuildings and huge potential.



INFORMATION

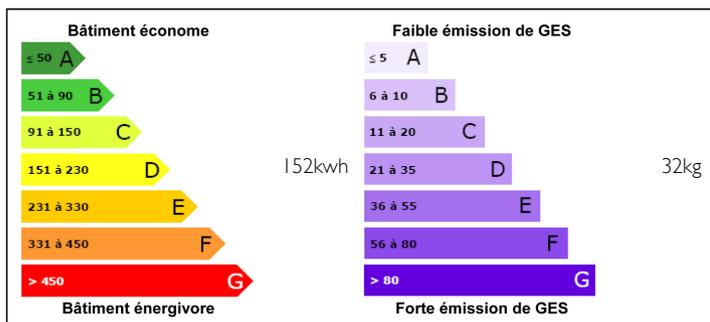
Town:	CHIVES
Department:	Charente Maritime
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	2323 m2



IN BRIEF

This spacious house of 180 m2 habitable surface still has the potential to add more rooms. Two large barns and a hangar offer plenty of parking, storage or workshop space and could potentially be converted into gites. One of the barns also holds an old wine press. The garden wraps around the property and offers a view of the fields and the forest behind. The stream at the edge of the property has water for one or two seasons a year.

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: Entrance 5m², Living room 28m², downstairs toilet, kitchen with side kitchen 29m² divided by a easy to remove partition wall, utility room with downstairs shower unit 22m², two utility rooms 6,6m² and 13m², boiler room 15m², garage 44m²,

First floor: Landing 6m², separate toilet, bathroom, 4 bedrooms 12, 12, 13 and 13 m², additional floorspace of 44 m²with potential to convert.

Garages 35m², 30m², 84m² and 49 m²

LOCAL TAXES

Taxe foncière: **354 EUR**

NOTES