

Under offer - Lovely stone house for renovation



## INFORMATION

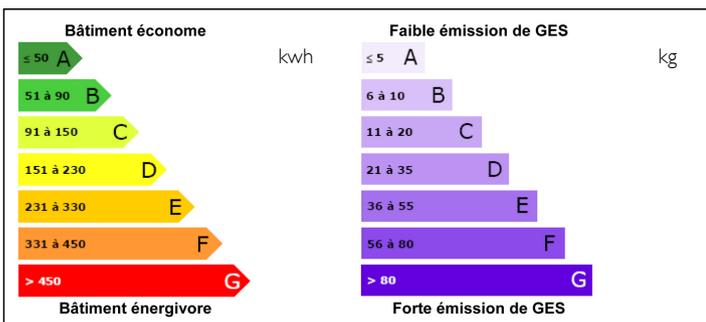
|             |                   |
|-------------|-------------------|
| Town:       | Chives            |
| Department: | Charente-Maritime |
| Bed:        | 3                 |
| Bath:       | 0                 |
| Floor:      | 200 m2            |
| Plot Size:  | 896 m2            |



## IN BRIEF

Under offer - This stone property is full of character and pretty features, as a charentaise fireplace and quirky windows. With a total habitable area of about 200 m2 possible, it would provide spacious living accommodation. There's also a garage and a nice garden.

## 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

The property in greater detail:

Entrance into a room that would make a spacious kitchen of 40 m<sup>2</sup>

To the right of the kitchen is a beautiful spacious room that would be a living room of 47 m<sup>2</sup>. Charentaise fireplace. There are two mezzanines in this room, that give the whole area a bright and airy feeling.

At the back of the property is another big room of 36 m<sup>2</sup>. This could be turned into utility room and an office, or it would be possible to create a downstairs bedroom with bathroom.

Up through a ladder - there are no fixed stairs yet.

Two mezzanine areas, both about 15 m<sup>2</sup>.

Room of 40 m<sup>2</sup> above the kitchen. Whether you create one big bedroom or two smaller bedrooms, both is possible.

Room of 36 m<sup>2</sup> at the back of the property, plenty of space to create extra rooms and bathrooms.

Currently there is no drainage - a septic tank would have to be installed.

The house is a blank canvas, you could change the lay-out as you'd wish.

Garden

The garden is oriented to the South and has a garage. The garage is in need of a new roof. There is a second plot just across the street oriented to the West.

Very attractive opportunity and a must-see for everyone that is looking for an interesting renovation project.

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## NOTES