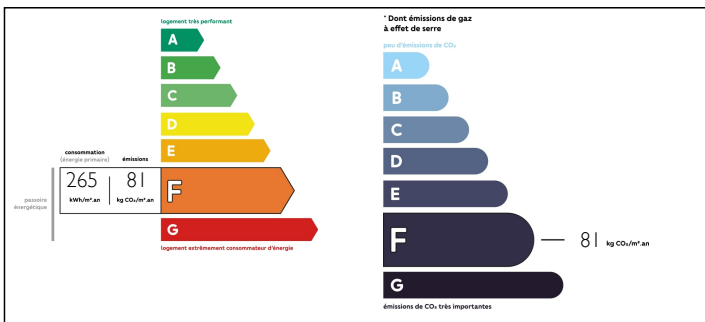


Village house to renovate with garden and parking

EXCLUSIVE



ENERGY - DPE



INFORMATION

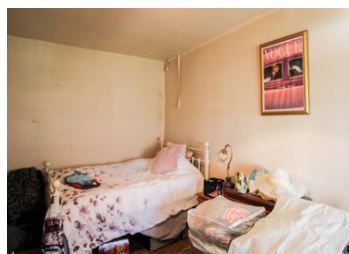
Town:	Dampierre-sur-Boutonne
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	70 m²
Plot Size:	384 m²

IN BRIEF

Pretty stone house in the heart of the popular village of Dampierre sur Boutonne. A few minutes walk from a bar and food shop (with fresh bread) this popular location even boasts its own chateau! The house currently has a bedroom, shower room with WC, large kitchen/diner and living room. It will require renovation (electrics decoration etc) but is on mains drainage. There is huge potential to redevelop the house as it has a large loft space (some of which is full height). There is also a cellar. There is a garden to the front and rear and a small garage. There is space for parking. A sun room was previously added to the rear of the house and this could be developed (with permissions) to add more living space. Dampierre sur Botonne is situated just 10 minutes from the popular market town of Aulnay, and the shops...

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

In more detail:

Ground floor:

ENTRANCE

SHOWER ROOM with WC

KITCHEN / DINER (20m²)

LIVING ROOM (22m²)

BEDROOM (19m²)

COVERED TERRACE (15m²)

LOFTS

GARAGE

CELLAR (44m²) Full height

GARDENS to front and rear

All measurements approximate

NOTES

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