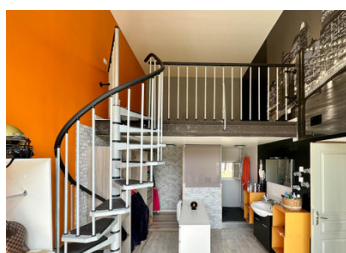
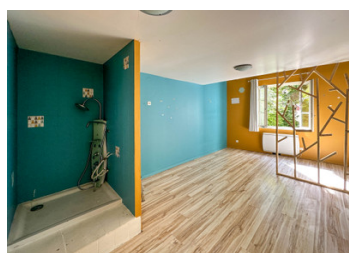


House with 3-4 bedrooms , gite and dependances . Renovation project with large potential .



## INFORMATION

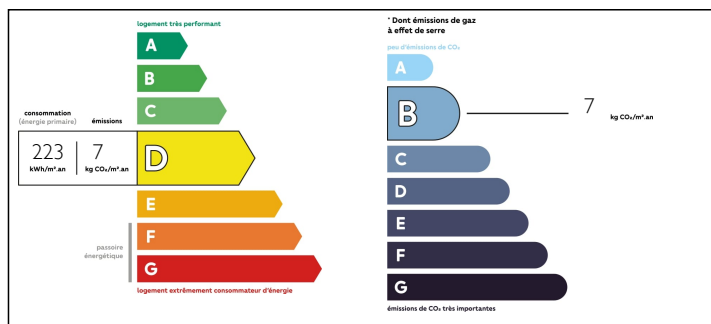
Town:	Cressé
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	2662 m2



## IN BRIEF

Set in a large village close to Matha , this is an exceptionally priced project - with a view to a quick sale . Main house is habitable with a large kitchen and living room , plus 2 bedrooms on the groundfloor - each with a shower and mezzanine . 2 bedrooms on the first floor ( one with a shower room ) Gite attached which needs renovating completely with possibility of 3 bedrooms . Large dependences including 2 large open hangers and 1 barn plus many others . Gardens .

## 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

House in more detail :

Ground floor .

ENTRANCE : 23m2 including WC

SALON : 30m2 with woodburner .

KITCHEN : 29m2 Fully fitted kitchen units .

BEDROOM 1 : 19m2 including shower-room plus 9m2 mezzanine .

BEDROOM 2 : 18m2 including shower-room plus 9m2 mezzanine .

1st Floor :

BEDROOM 3 : 32m2 including shower-room .

BEDROOM 4 : 19m2 .

GITE TO RENOVATE :

Large room on ground floor 50m2 plus 3 bedrooms on the first floor.

Dependances : 2 large open hangers , barn , storage areas.

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

## LOCAL TAXES

Taxe foncière: 757 EUR

## NOTES