

UNDER OFFER - Beautiful Charentaise house with 4 bedrooms and B&B potentiel near Surgères and La Rochelle.

EXCLUSIVE



INFORMATION

Town:	Marsais
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	4964 m2

IN BRIEF

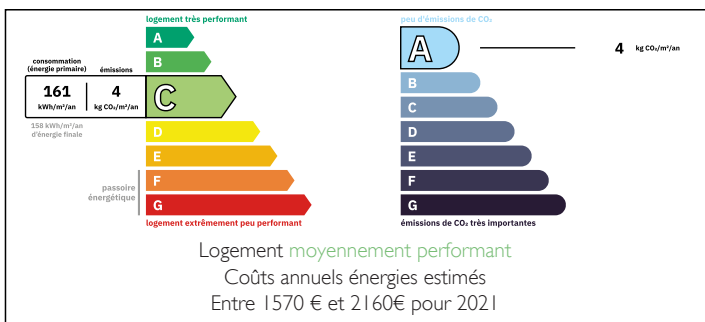
This charming property is located in a village very close to Surgères. The village has a bakery, Coop and pharmacy.

The entire house has been renovated in an eco-friendly way.

2/3 of the roofs have been redone, all the windows replaced with double glazing and the house is entirely insulated. No major renovation work is necessary.



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 house offers many options and at the moment has three separate parts, one of which is ideal for self-employed professional.

With independent access this part has a main room/office, waiting room and toilet (all with wheelchair access)

On the ground floor you'll find an apartment with a bedroom a beautiful living room with the kitchen and a bathroom toilet.

Upstairs a second apartment offers again a nice living room with kitchen two bedrooms a bathroom a toilet and a separate office space on the second floor and attic divided in two rooms could easily add some habitable space if you wanted.

The property has a outbuilding of about 90m2 including the technical part for the heating system . Also a old lavoir that would need partially re-building still stands along the stream that runs along the lovely quite and verdant garden with many fruit trees.

The second outbuilding is a large barn that could be converted into a second house or a large workshop.

*** main drains exist in the village, the house will need to be connected after purchase.

The property can be sold without the barn on a smaller plot, contact us for further information.

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

LOCAL TAXES

Taxe foncière: 1396 EUR

NOTES