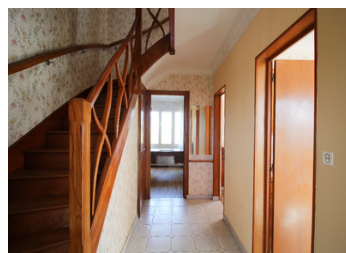
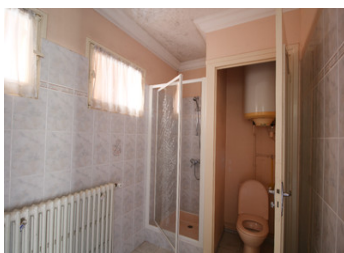


3-bedroom property located on the outskirts of a village.



## INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	962 m2



## IN BRIEF

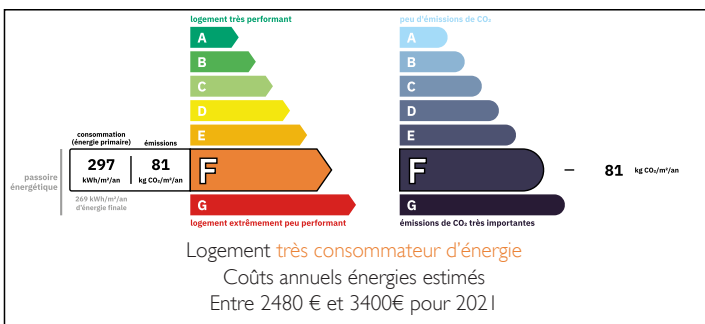
Situated within walking distance of local amenities such as a supermarket, a swimming lake, and a summer restaurant, this home provides easy access to essentials without sacrificing the charm of rural life.

The ground floor features a practical layout, including a kitchen, living room, office, toilet, and garage. While the property could benefit from some updates, it offers plenty of potential for customization to suit your needs and preferences.

Upstairs, you'll find three bedrooms, providing ample space for family members or guests, along with a bathroom and a toilet.

Outside, there's room for creating a simple garden or outdoor seating area, perfect for enjoying the surrounding countryside.

## 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 further detail :

Ground floor :

Entrance hall (6,4 m<sup>2</sup>)

Living room (17,8 m<sup>2</sup>)

Kitchen (13 m<sup>2</sup>) with fitted units

Office or downstairs bedroom (12 m<sup>2</sup>)

Separate toilet

Garage (48 m<sup>2</sup>)

First floor :

Corridor (4 m<sup>2</sup>)

3 bedrooms (12, 13 and 13 m<sup>2</sup>)

Shower room (6 m<sup>2</sup>)

The detached property is surrounded by a lovely garden with fruit trees and a vegetable plot.

With its convenient location and room for improvement, this property offers an opportunity to create a comfortable and functional home tailored to your lifestyle.

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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 habitation: 685 EUR**

## NOTES