LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38208EMU17 Price: 400 000 EUR

agency fees to be paid by the seller

Superb Farm Estate near La Rochelle















INFORMATION

Town:	Chambon
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	258 m2
Plot Size:	11877 m2

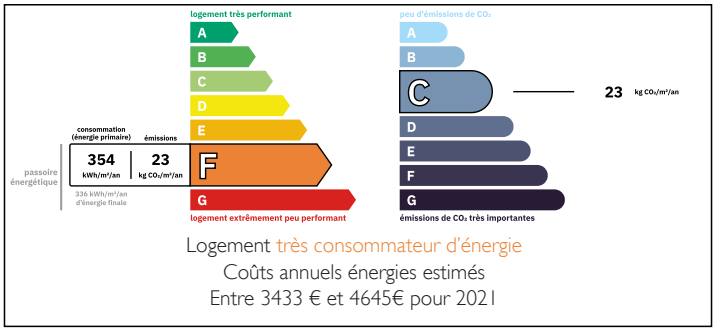
IN BRIEF

Charming Former Farm Estate on over one Hectare of enclosed land near La Rochelle and Surgères.

Just minutes from all amenities, this unique and authentic property is set on over one hectare of fully enclosed land, part of which is constructible — an exceptional setting for your future project.

The estate includes a beautiful 243 m² traditional longee in need of updating, offering generous living space and a comfortable single-level layout.
The ground floor features:

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3433 € et 4645€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

- A welcoming entrance hall

- A study

- A spacious family kitchen

- A cozy living/dining room with fireplace and wood insert, opening onto a mezzanine

- A utility room with fireplace, laundry room, and boiler room

Five ground-floor bedrooms

One bathroom, one shower room, and a separate toilet

Upstairs: a large additional bedroom with water connection, accessible via a large landing

This property also includes extensive outbuildings, perfect for transforming with any professional or family projects in mind:

-A main outbuilding of over 300 m², with a large covered area and attic space

-A 144 m² Barn

-An authentic pigeonnier, a traditional bread oven, and several small storage buildings

A rare opportunity with enormous potential — ideal as a primary residence, a family home, a tourism or agricultural project. A true gem for lovers of character properties, space, and nature.

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

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