

Charming stone property to renovate with large outbuildings, garden 10mn from Montendre, Charente Maritime



INFORMATION

Town:	Le Pin
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	3830 m2

IN BRIEF

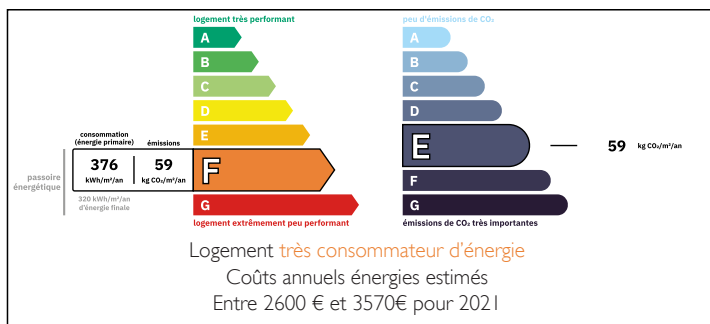
Nestled in the Charente-Maritime region in a small hamlet, this property will charm you with its stone facade, beautiful exposed beams, and period fireplaces, as well as its private setting and numerous development opportunities.

The living space currently measures 79m² on one level, with two bedrooms, a bathroom, a kitchen, a living/dining room, and a toilet. The attic extends over 153m² with a ceiling height of 5m30, offering a superb opportunity to expand the living space according to your needs. This floor also provide you with beautiful views of the surrounding countryside. There are also numerous outbuildings, all adjoining the main house: a garage, wine storehouse, stable, barn, and boiler room extending over 300m².

All this on a land of 3,830m² not overlooked.

10 minutes from Montendre, 20 minutes from the

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

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10 minutes from Montendre where you will find all the commodities, schools, doctors, weekly market, train station and 20 minutes from the spa town of Jonzac and 1 hour from Bordeaux.

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating F (DPE)

Gas central heating

Electric hot water tank

Extractor fan

Thin double glazing but dated

Septic tank not compliant

Roof redone in 1999 and reworked in 2024 - Zinc gutters replaced in 2022

Fiber available

PROPERTY

Entrance is through the kitchen - 17m² with a non-functional open fireplace that can be reopened
Living/Dining Room - 29m² with a wood-burning fireplace

LOCAL TAXES

Taxe foncière: **788 EUR**

NOTES