

**UNDER OFFER** Beautiful 5-room farmhouse to renovate, with outbuildings on over 9 hectares of land.



## INFORMATION

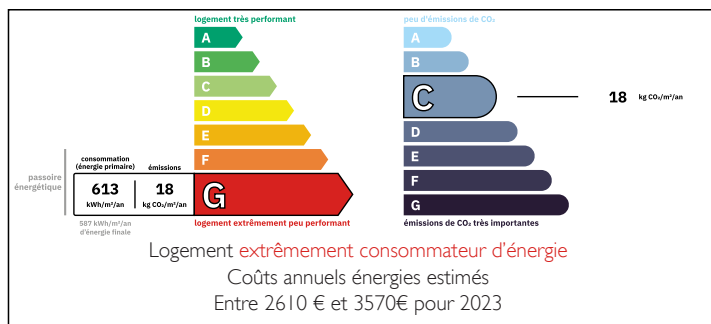
|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Palais-de-Négrignac |
| Department: | Charente-Maritime         |
| Bed:        | 3                         |
| Bath:       | 1                         |
| Floor:      | 106 m2                    |
| Plot Size:  | 91483 m2                  |



## IN BRIEF

This beautiful stone house set in peaceful countryside is ready to become a cosy family home or holiday retreat. Lots of original features can be retained to create a truly wonderful country home close to all amenities and surrounded by acres of land.

## 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 stone built house comprises 4 rooms on the ground floor and a bathroom and toilet, and another bedroom and attic upstairs.

At the back of the house there is a huge storage space (the ancient wine storehouse) which can be converted into extra living space.

Opposite the house are the outbuildings (approximately 300m<sup>2</sup>), ripe for conversion into living space, workshop, garage...you name it ; the space is waiting.

Kitchen/dining area - 26m<sup>2</sup>

Living area - 23m<sup>2</sup>

Bedroom 1 - 15m<sup>2</sup>

Bedroom 2 - 11m<sup>2</sup>

Bedroom 3 - 14m<sup>2</sup>

Shower room and separate toilet.

Attic

## LOCAL TAXES

Taxe foncière: 600 EUR

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

## NOTES