LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41967PBE17 Price: 38 600 EUR

agency fees to be paid by the seller

Apartment Property to Renovate in the Charente-Maritime Countryside: 4 Bedrooms, Garden, and Garages

EXCLUSIVE















INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	129 m2
Plot Size:	306 m2

IN BRIEF

Looking for a habitable renovation project in the peaceful Charente-Maritime region? This rural property offers excellent potential for creating your dream home or holiday retreat.

- 4 spacious bedrooms
- 2 garages and additional storage

Renovation Needs:
The property requires updating of electricity and drainage, as well as roof repairs and damp treatment. There's currently no heating.

Shared garden; low-maintenance outdoor space

Perfect as a holiday home, weekend escape, or permanent residence.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière: **1014 EUR**

NOTES

DESCRIPTION

The Apartment:

Entrance hall (9 m²) with stairs leading to the first floor

On First floor :
Living room (32 m²) – bright and spacious
Spacious corridor (13 m²)
Kitchen (9 m²) – ready for modernization
Shower room (5.4 m²) and separate toilet
Flexible room (23 m²) – ideal as a bedroom or second living area
Three additional bedrooms (11, 12, and 13 m²)
Hallway (7 m²) with storage and cupboards

Renovation Needs:
The property requires updating of electricity and drainage, as well as roof repairs and damp treatment. There's currently no heating.

Outbuildings and Extras on the ground floor:
Pantry (14 m²)
Garage with electric shutter (56 m²) and a second garage (30 m²) – plenty of space for vehicles and workshop
Barn (23 m²) – ideal for storage or conversion

Shared garden; low-maintenance outdoor space

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