

Charming Habitable Stone Property with Outbuildings, Courtyard, and Garden



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	1047 m2



IN BRIEF

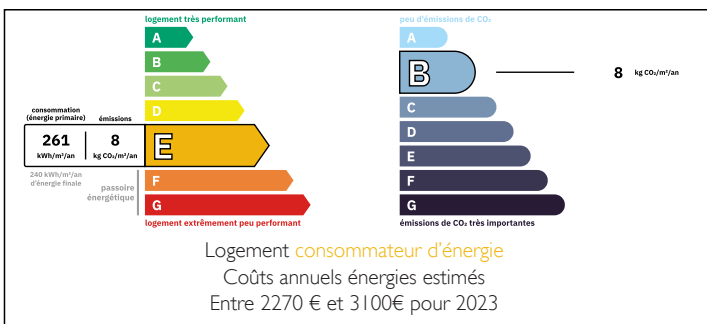
This characterful stone house offers approx. 96 m² of habitable space, all on one level, providing a practical and comfortable layout. It includes a reception room, kitchen, shower room, and two bedrooms. Above, there is around 70 m² of attic space with great potential for conversion (subject to permissions).

The property also benefits from extensive outbuildings of approx. 168 m², ideal for storage, workshops, or further development projects.

Outside, a charming courtyard links the buildings, while a separate garden extends to approx. 1,047 m², perfect for relaxing or gardening.

Ideally located within walking distance of a local supermarket and close to a swimming and fishing lake with summer restaurant.

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 consists of:

kitchen (17 m²)

living room (33.5 m²)

bedroom 1 (21.75 m²)

bedroom 2 (19.3 m²),

shower room (4.5 m²)

Outbuildings include a 31 m² barn, a 65 m² barn, and a 68 m² hangar.

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

LOCAL TAXES

Taxe foncière: **629 EUR**

NOTES