

Two interconnecting houses, with many outbuildings, a detached garden , centre of village with bakery.

EXCLUSIVE



## INFORMATION

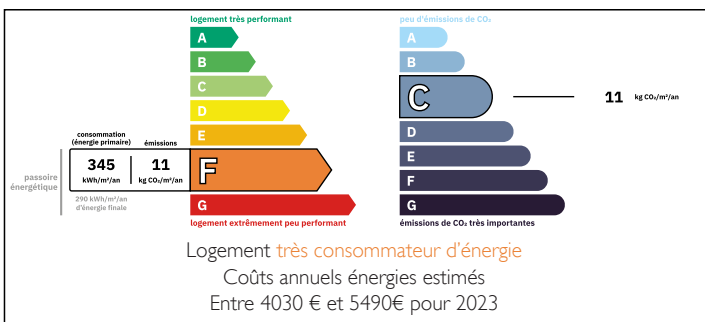
Town:	Neuvicq-le-Château
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	287 m2
Plot Size:	732 m2



## IN BRIEF

In the heart of an historic village and in the shadow of its wonderful chateau, these two interconnecting properties offer a world of opportunity. The older of the two buildings dates from the mid 19th century and offers a wealth of original features including a cellar. Currently there are two sitting rooms, three bedrooms, a shower room and a huge, light-filled attic room with views towards the chateau. the second more modern property was the village bakery. This building will require renovation but the ground floor has already been renovated to provide a modern kitchen with a large sitting room with access to a courtyard. There is also a fully tiled shower room on this level. Upstairs a further five rooms are in various stages of renovation and will need to be completed. There are several outbuildings,...

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

## LOCAL TAXES

**Taxe foncière: 300 EUR**

## NOTES