LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46404EMU17 Price: 369 200 EUR

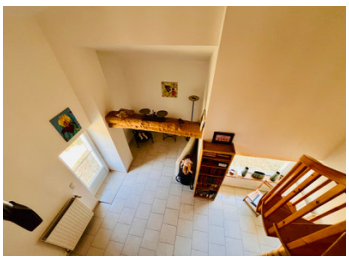
agency fees included: 4 % TTC to be paid by the buyer (355 000 EUR without fees)

Charming 255 m Charentaise property with gite & development potential















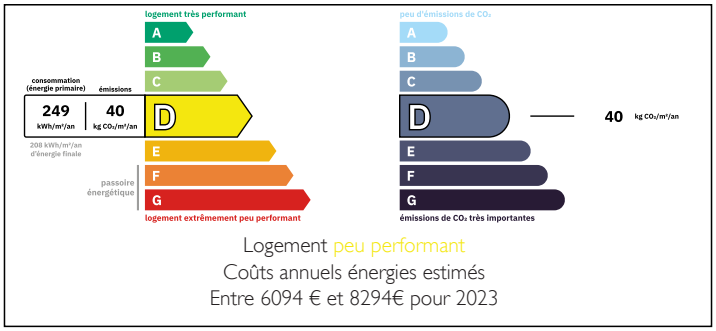
INFORMATION

Town:	Surgères
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	255 m2
Plot Size:	9560 m2

IN BRIEF

Just 10 minutes from Surgères TGV train station, in a peaceful and green setting, this charming 255 m² traditional Charentaise stone house offers exceptional potential, including the possibility of creating up to three independent dwellings. A rare opportunity, ideal for a large family, a holiday rental business, or a property investment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6094 € et 8294€ pour 2023

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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NOTES

DESCRIPTION

Set in a quiet hamlet just 10 minutes from Surgères TGV station and close to all amenities, this authentic 255 m² Charentaise stone property combines character, generous living spaces, and outstanding development potential.

The main house features a spacious 58 m² living room with a fireplace, a bathroom, three bedrooms, and a independant studio.

Adjoining the main house is a second living area of over 45 m², currently used as a holiday gite, providing an immediate rental income or comfortable accommodation for family and guests. A utility room and a pantry complete the living space.

One of the property's greatest assets is its flexible layout, offering the potential to create up to three independent dwellings. This makes it an excellent opportunity for a multi-generational family home, a rental investment, or gite business.

Outside, the property enjoys a sunny, landscaped garden, a large garage, an above-ground swimming pool, and several outbuildings providing ample storage and further development possibilities.

Equestrian enthusiasts will appreciate the excellent facilities, including a large barn with seven spacious horse stalls (boxes), paddocks, and a riding arena, making this an ideal property for keeping horses or developing an equestrian activity.

A rare property combining the charm of traditional French architecture, exceptional versatility, and a peaceful countryside setting, just a short distance from Surgères and its high-speed rail connections.

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