LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48496SLA17 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

Property with Great Potential in the Medieval Town of Montendre

EXCLUSIVE















INFORMATION

Town:	Montendre
Department:	Charente-Maritime
Bed:	1
Bath:	0
Floor:	56 m2
Plot Size:	502 m2

IN BRIEF

This single-story house offers approximately 55 m² of living space, combined with functional outbuildings and excellent potential for customization. Situated on a fully enclosed 502 m² plot, this property represents a practical layout and a great opportunity for investors or buyers looking for a functional project.

Property Layout:

• Main House: A living room, a kitchen, one bedroom, a shower room, and a separate toilet.

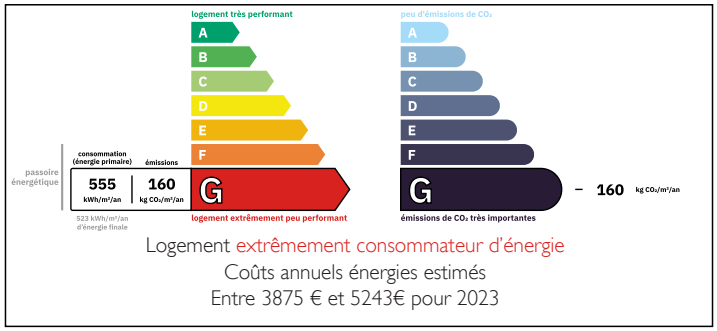
• Additional Rooms: Three rooms that can be used as home offices, hobbies spaces, or small bedrooms.

• Outbuildings: A workshop and a separate laundry room.

• Exterior: A carport and a fully enclosed 502 m² garden.

A versatile property with solid essentials. Contact us for more details or to schedule a visit.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3875 € et 5243€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This property requires renovation work throughout and is perfect for hands-on buyers or investors looking for a project.
Located in the town of Montendre, in the heart of the town centre and close to all amenities, this property comprises a house with approximately 55 sq m of living space, including a living room, kitchen, one bedroom, shower room, three offices/additional bedrooms, and a separate WC.

The property also benefits from a workshop, a utility/laundry room, and, outside, a carport.

All of this is set on a 502 sq m plot of land.

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

NOTES

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