

close to the Iles de Ré. Great potential for this old quiet/sunny farmhouse



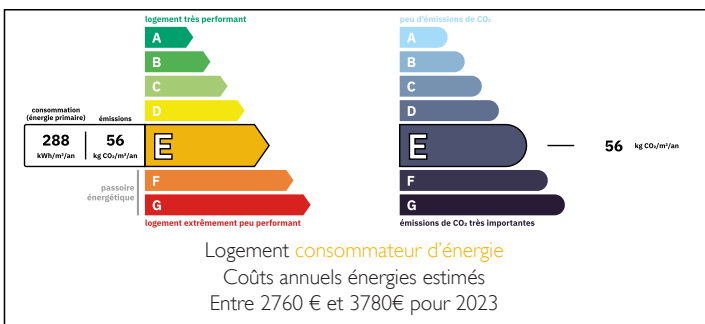
INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1440 m2

IN BRIEF

LA ROCHELLE - Center Bourg de Laleu near the Iles de Ré. Old farmhouse with French charm, great potential, absolute calm and excellent exposure. Ideal for investors, but also with the possibility of guest rooms, or an exceptional residence. Several habitable areas to create, the building land gives the possibility of creating a swimming pool/a plot division/another habitable outbuilding. There is a convertible attic (100 m) as well as several outbuildings which can be converted into a home. The house consists, on the ground floor: an entrance, a double living room, a kitchen and its utility room giving access to a cellar (convertible), a toilet. upstairs: landing/hallway leading to 4 beautiful and large bedrooms, several storage spaces, shower room, toilet. work to be planned (already evaluated) an Architect's plan is at your disposal on request. A beautiful and real deal....

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 habitation: EUR

NOTES