

Very handsome farmhouse with huge gite development potential, 25 minutes La Rochelle, close to Surgères



INFORMATION

Town:	Surgères
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	371 m2
Plot Size:	3000 m2



IN BRIEF

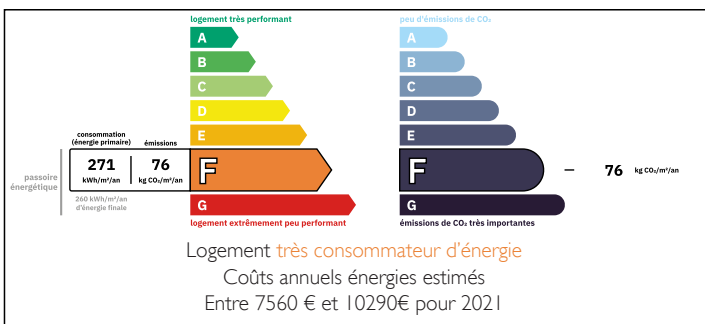
Close to a pleasant village, this beautiful and impressive group of buildings would make an ideal home for developing a successful gite business.



The property is situated 25 minutes drive from La Rochelle, with its airport and many attractions, and only 15 - 20 minutes from the nearest beach. Access is easy by motorway or by train

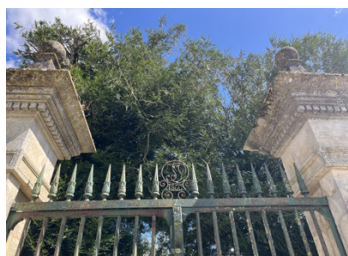


ENERGY - DPE



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

Offering 350m² of living space awaiting renovation, the property is amazing and has many beautiful original fireplaces , beams , staircases the ground floor includes :

- a 22m² entrance hall
- a 25m² kitchen
- two spacious living and dining rooms of 45m² each
- a 15m² bedroom/study
- a utility room with shower room and toilet

The first floor forms a sleeping area with four bedrooms (26, 14.90, 15.25 and 14.85 m²) and a 5m² bathroom. There is also a very large attic of 150m² and a second smaller one of 30m².

There is also a separate dwelling of approximately 60m² with a living room, kitchenette, shower room with toilet and bedroom upstairs.

All the outbuildings are in good condition. Adjoining the house is a large 18 x 7 m garage for 8 vehicles, as well as a 98 m² stable/boiler room.

There is also a second large stable measuring 19 x 8m, several wine storehouses and smaller outbuildings such as a pigsty, all set in approx. 3000m² of land.

LOCAL TAXES

Taxe foncière: 2738 EUR

Taxe habitation: EUR

NOTES

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