

House with potential to renovate and create a lovely family home.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Sainte-Même
Department:	Charente-Maritime
Bed:	2
Bath:	0
Floor:	75 m2
Plot Size:	628 m2

IN BRIEF

Potential family home or business situated in the village of Saint Meme, Three buildings on land with a well. One building, of 2 storeys, has previously been a family home and has new shutters and a new PVC door. The hangar next door is a huge space and could be converted with the correct permissions into a possible living space. The property has a set of gates to allow access to the property of a small lane. The property is 10kms from St Jean D'Angely and 23kms from the Roman city of Saintes. La Rochelle airport is an hour's drive away and Bordeaux airport is one hour 20 minutes drive.

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

The property in more detail:-

Building, formally a house- 49m2 footprint with 2 rooms and an upstairs too. New shutters, PVC door, 2 charentaise fireplaces and a concrete floor and stone construction.

Hangar- 168m2 of stone construction

Studio- 30m2 with double doors, window and concrete floor.

Garden

Well

Gates

All measurements are approximate

Caravan not included in the sale.

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