Ref: A31651ELM17

Price: 214 500 EUR

agency fees to be paid by the seller

Property to finish renovating - 4 bedrooms - Garage - Garden 3000m - Between Montendre and Chevanceaux



### INFORMATION

Town: Chatenet

Department: Charente-Maritime

Bed: 4

Bath: 3

Floor: 358 m2
Plot Size: 3018 m2













## IN BRIEF

Superb opportunity to acquire this beautiful Charentaise located in a private and quiet setting in the South of the Charente Maritime region. The latter has been partially renovated and offers you the possibility of being finished to your taste.

This 331m<sup>2</sup> property has 4 bedrooms including a master suite with dressing room on the ground floor. 3 other bedrooms upstairs, 2 of which have an ensuite shower room.

The living space on the ground floor composed of a games room, a living room, a dining room, a kitchen, a library and a second large living room with mezzanine offers you multiple opportunities to arrange the layout according to your projects.

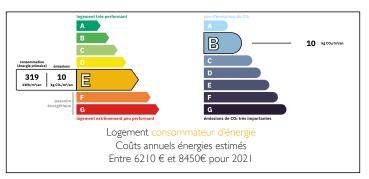
A 57m² garage compliments this property. 3000m² of land Well

cannot guarantee the same.

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

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.

# **ENERGY - DPE**





LEGGETT

IMMOBILIER INTERNATIONAL

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### LOCAL TAXES

Taxe foncière: 526 EUR

Taxe habitation: EUR

# **NOTES**

#### DESCRIPTION

FLOOR PLAN AND MORE PHOTOS AVAILABLE ON REQUEST

#### **GROUND FLOOR**

Entrance hall - 17m<sup>2</sup>

Master bedroom and dressing room -  $35m^2$ 

Bathroom to finish renovating - 19m<sup>2</sup>

 $WC - 4m^2$ 

Laundry room - 2.5m<sup>2</sup>

Games room/dining room - 33m² with open fireplace

Living room (bedroom/lounge) to finish renovating (rubble walls and concrete floor already done) with open fireplace - 34m<sup>2</sup>

Kitchen to fit out - 25m<sup>2</sup>

16m<sup>2</sup> room with stairs to access the first floor 35m<sup>2</sup> lounge with wood stove and a 26m<sup>2</sup> mezzanine - ceiling height 6m

Library/office - 25m<sup>2</sup> with a 2m<sup>2</sup> cellar

#### FIRST FLOOR

Bedroom 2 - 36m² with 20m² storage under the eaves

Dressing room / Office / Games area - 16m<sup>2</sup>

Bathroom - 3m<sup>2</sup>

WC

Bedroom 3 - 25m<sup>2</sup>

Bedroom 4 - 25m<sup>2</sup> with ensuite shower room - 3m<sup>2</sup>

Garage of 57m<sup>2</sup>

Land of 3018m<sup>2</sup>

Well

Technical Information

Partial double glazing

Heating: wood and electric

Septic tank not compliant

Fiber available

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