

## Fantastic Renovation Project with Income Potential or to convert to a family home



## INFORMATION

Town:	Pérignac
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	1260 m2



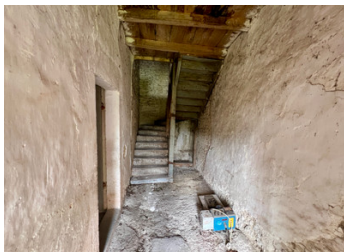
## IN BRIEF

An opportunity to create a profitable holiday rental business or family home in a sought-after location.

This property comprises two houses awaiting full renovation, perfectly set in a tranquil area just 1.8 km from a charming village with a bakery and restaurant.



Previously granted planning permission to convert into two gîtes (permission now lapsed), it offers superb potential for investors or anyone looking to establish a holiday rental business.



Ideally located close to the historic town of Pons, with excellent access to the A10 motorway, the property is well-connected to ferry ports and airports—making it highly attractive to future holidaymakers.

## ENERGY - DPE

DPE not required.

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

Situated on an impasse:-

House 1- 60m2 with two floors.

Downstairs, the floor is concrete with window. Beamed ceiling. Stone walls

Upstairs, wooden floor.

House 2-60m2 with 2 floors

Downstairs earth floor, Charentaise fireplace and window. Stone walls.

Upstairs-requires new floor.

Outside

Garden to the rear - 1260m2

Small garden to the front.

They will require connections to electricity and water, and requires a fosse septique.

This property can be purchased in conjunction with property A32750MIR17.

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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 foncière: 120 EUR**

## NOTES