

2-bedroom character village house to refurbish in super location only 2.5km from Gironde estuary coast



INFORMATION

Town:	Barzan
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	232 m2

IN BRIEF

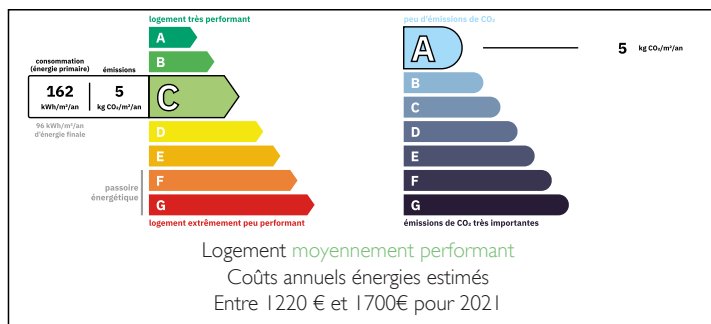
Situated in the centre of the pretty village of Barzan, this 2-bedroom house offers an excellent opportunity for anyone looking for a renovation project with plenty of potential. The property is just 2.5km from the beautiful Gironde estuary, making it an appealing option for a holiday home or permanent residence.

The ground floor includes a living area with an old fireplace that could be restored, a kitchen ready for modernisation, bedroom, bathroom and WC. Upstairs is a further bedroom and attic that could be converted. Several parts of the house need refurbishment, giving you the freedom to redesign and finish the property to your taste. Outside, a small courtyard/ garden area offers space for outdoor seating or a private terrace.

The property is well located 5km from Talmont-sur-Gironde, 10km Mers-sur-Gironde,

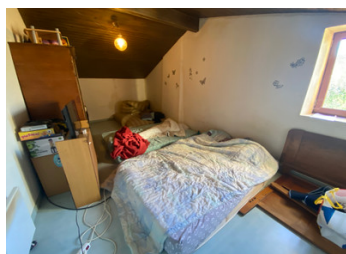


ENERGY - DPE



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

With its convenient village location, close to local amenities in Cozes (8km) and just a few minutes from the estuary, this property presents a solid opportunity to create a comfortable home in a desirable area.

Key Features

- Ground Floor with entrance hall (24m²), living room (12m²), bedroom (16m²), kitchen (24m²), bathroom and separate WC
- First Floor - bedroom (17.5m²) and attic to convert

- * Heating - air source heat pump (reversible)
- * Mains drainage
- * New roof in 2013

LOCAL TAXES

Taxe foncière: **586 EUR**

ALL MEASUREMENTS ARE APPROXIMATE

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

NOTES