

Renovation project with excellent potential near Saint-Savinien.



INFORMATION

Town:	Saint-Savinien
Department:	Charente-Maritime
Bed:	1
Bath:	0
Floor:	83 m2
Plot Size:	234 m2



IN BRIEF

This property offers an opportunity to create a charming family home in a peaceful location close to the popular riverside town of Saint-Savinien. Requiring a complete renovation, the building provides a blank canvas for those looking for a project and the potential to create a comfortable home with approximately three bedrooms. A water meter is already installed, while electricity and an individual drainage system will need to be provided. New wooden shutters have already been fitted, although windows still need to be installed, allowing the future owner to choose the style.

To the rear of the property is a small terrace and a useful hangar, providing additional space for storage, a workshop or potentially further development, subject to the necessary permissions. With its attractive potential, convenient location and scope for transformation, this could be an ideal project for anyone looking...

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

The building in more detail-

Ground floor-

Room- 40m2 with earth floor, charentaise fireplace, door, window opening and the original kitchen sink, new set of stairs

First floor-

Mezannine- 20m2 with wooden floor and openings for windows.

Barn- 41m2 with window and door openings, earth floor. Charentaise fireplace.

Outside

Large open hangar

Courtyard

All measurements are approximate

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

LOCAL TAXES

Taxe foncière: 335 EUR

NOTES