

## Maison de Maitre Charentaise to renovate with outbuildings 8 km from the coast

EXCLUSIVE



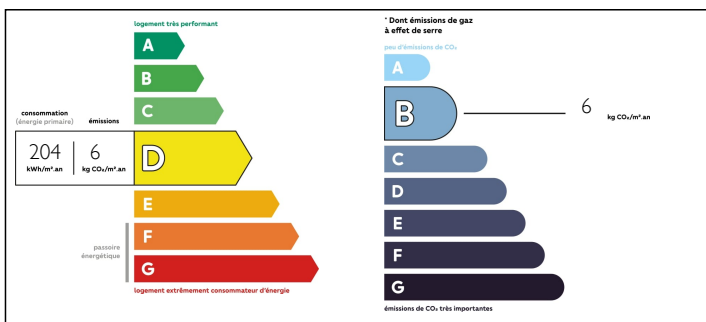
## INFORMATION

Town:	Saint-Fort-sur-Gironde
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	4777 m2

## IN BRIEF

Charming south facing Maison de Maitre of 115m2 to renovate with a convertible attic of 30m2. Numerous adjoining outbuildings of 250m2 and a pretty garden, a well and an orchard. A plot of land of over an acre with the possibility for a swimming pool. This property would lend itself well to a future gîte project. Situated 2km from the village, with all amenities; pharmacy, bakery, post office, restaurants, supermarket and doctors. 8 km from the estuary and port of Mortagne sur Gironde and 30 km from the beaches of Royan.

## 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

Comprising on the ground floor; an entrance hall of 14m<sup>2</sup> with original staircase and period tiling, a fitted kitchen of 27m<sup>2</sup>, a bedroom with shower room and WC of 28m<sup>2</sup>, a room of 25m<sup>2</sup> and a cellar.

On the first floor; a landing leading to two bedrooms of 11m<sup>2</sup>, a bathroom with wc and a convertible attic of 30m<sup>2</sup>.

The house benefits from a new roof and framework, a heat pump and double glazing.

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

## LOCAL TAXES

Taxe foncière: 167 EUR

## NOTES