

3 bedrooms house near Surgères, huge potentiel



INFORMATION

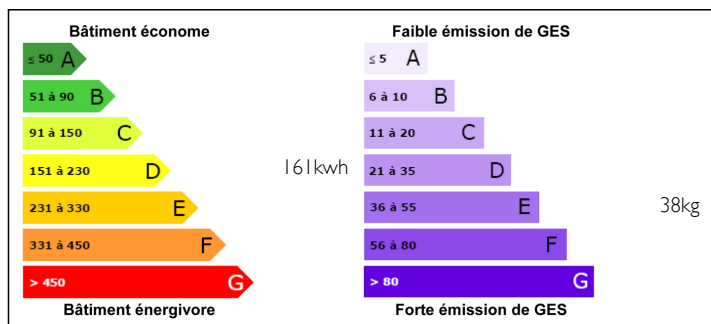
Town:	Saint-Saturnin-du-Bois
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	3000 m2

IN BRIEF

Ideally located in between La Rochelle and Niort, 10min from Surgères and Mauzé sur Le Mignon where you have an access to the train stations for Paris and to the shops. At 40 min from the beaches and the island of Ré.



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

Great potential for this 1900's house of the 1900's in need of a complete renovation.

Currently, it's composed on the ground floor of a living room, a dining room, a kitchen, a back kitchen and a cellar.

Upstairs, 3 large bedrooms and the possibility to create an opening on the magnificent attic to make additional bedrooms.

Outside, on a plot of land with trees of more than 3000m2, you will also find an old stable of about 70m2.

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

NOTES