



## Converted Barn Set in Rural Hamlet



### Information de l'agent

Nom:	David Evans
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Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 136,100

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Indicatif régional:	17160
Soumis:	13/11/2023

#### Description:

Habitable house in a rural hamlet to finish renovating, but habitable, without neighbours on a plot of land of 850 m2 with trees.

- GROUND FLOOR: a fitted and equipped kitchen, a living room.

- FIRST FLOOR: a large bedroom with a sanitary corner with toilet and a dressing.

Absence of heating.

Double glazing partial.

Adjoining outbuildings: a wine storehouse, a small roof.

An individual sanitation.

GOOD POTENTIAL, POSSIBILITY OF EXTENSION.



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Agency fees, all tax included, to be paid by the buyer

- \* 2 Rooms
- \* 1 Bedroom
- \* 1 Bathroom
- \* Usable area : 160 sqm
- \* Living room : 37 sqm
- \* Land : 850 sqm
  
- \* Property tax : 624 Euro a year

Ground floor :

Kitchen

Room to renovate

Dining room

Living room

First floor :

Bedroom

Facade :

Breeze block

Attached :

1 side

Outbuildings :

Small shed

Land :

Well

Other equipment :

Double glazing

Wooden shutters

Individual drainage

Water meter

Electric meter

Oval window

Kitchen equipment :

Hob

Oven

Cooker hood

Kitchen furniture



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Double bowl sink  
Enamel sink

Electrical equipment :  
Cable TV  
High speed Internet  
Phone  
TV

Work to be done :  
Wall coverings / decoration

Roof :  
Tiles  
Fibre cement

Flooring :  
Stone floor  
Antique tiles  
Coco

Wall covering :  
Thatched Roof  
Exposed stone  
Painted

Views :  
Garden View  
Street view.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.



Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:	1
Salle de bains:	1
Dimesions du lot:	850 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.113.690
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# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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