



## Barn to Renovate in the Countryside



### Information de l'agent

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Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 66,600

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Courant
Indicatif régional:	17330
Soumis:	13/11/2023

#### Description:

**REDUCED in price** - An old barn for complete renovation on a 1,017 m2 plot enclosed by walls and partially fenced. Four rooms with a floor area of 132 m2 which could be converted into living accommodation. Authorizations accepted by the town hall. Electricity meter. Water supply nearby. Individual sanitation to be created (opinion from EAU 17 given on 13/12/2021 for 4 rooms). Plans in file for a built area of less than 150 m2.

Agency fees to be paid by the seller.

\* 3 Rooms

\* Usable area : 132 sqm

\* Land : 1017 sqm

\* Property tax : 584 Euro a year.

Ground floor :

Other 1



Other 2

Other 3

Facade :

Exposed stone

Country stone

Attached :

1 side

Land :

With trees

Closed

Gate

Other equipment :

Sanitation to create

Electric meter

Work to be done :

Roof

Heating

Wall coverings / decoration

Electricity

Flooring

Bathroom

Kitchen

Toilet

Drainage

Double glazing

Roof :

Tiles

Mechanical tiles

Flooring :

Concrete floor

Earth

Wall covering :

Exposed stone

Views :

Garden View

View of lane.



The department of Charente-Maritime is located in 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

Dimesions du lot: 1017 m<sup>2</sup>

## Utility details



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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Heating:

Oui

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.113.707

