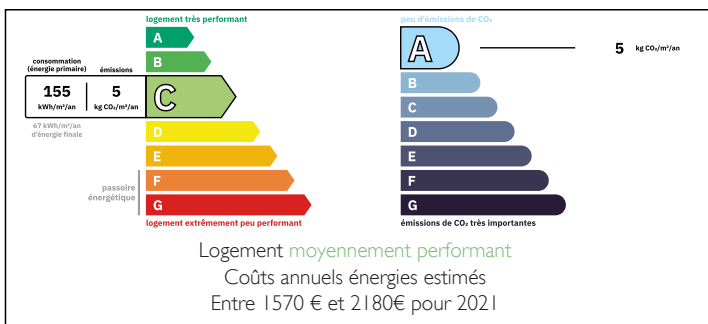


**** Offer Accepted ****. 2 bedrooms & 2 bathrooms , large mezzanine , garden , workshop and garage .



ENERGY - DPE



INFORMATION

Town:	Cressé
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	135 m ²
Plot Size:	680 m ²

IN BRIEF

Nestled in the heart of a large village just 5 km from commerces at Beauvais sur Matha and 12km to the town of Matha .

New to the market this property offers both comfort and convenience with a healthy diagnostic report .

Perfect for those seeking an energy efficient property this home boasts a Category C rating, ensuring warmth and comfort year-round while keeping energy bills low.

One bedroom and bathroom are conveniently located on the ground floor, providing accessibility with a second bedroom , bathroom and large mezzanine / family room on the first floor .

The property features a compact and low-maintenance garden, ideal for relaxing in a serene village setting. Garage & large workshop attached to the house .

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 house in more detail :

Ground floor

Entrance hall : 4m² with original staircase.

Kitchen : 9m² - with fitted units .

Salon : 22m² with parquet floor .

Dining room : 13m²

Bedroom 1 : 12m²

Shower room with WC : 4m²

First Floor :

Mezzanine : 33m²

Bedroom 2 : 24m² with dressing room .

Shower room with WC : 7m²

Exterior :

Enclosed compact garden .

Attached workshop with 2 floors : 75m²

Garage : 22m²

LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

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

NOTES