

Ref: A35621JH117 Price: 399 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (377 500 EUR without fees)

Country house with 3 bedrooms & Gite with 2 bedrooms , Large pool, gardens, barn and land . Close to Cognac .



## INFORMATION

Town: Matha

Department: Charente-Maritime

Bed: 5

Bath: 3

Floor: 225 m2

Plot Size: 20720 m2













## IN BRIEF

Set in the Charente Maritime countryside with views over vineyards, Leggett presents in exclusivity; a perfect ensemble of house, gite, barn and pool plus gardens and further grounds for grazing.

Main house offers a large living area on the ground floor plus bathroom , with 3 bedrooms and office plus bathroom on the first floor .

The gite offers 2 bedrooms, bathroom with a large open kitchen / living area.

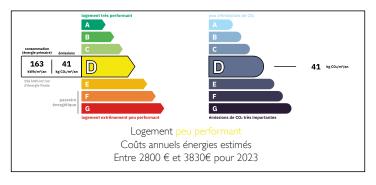
A large barn with 2 floors of 175m2 has a recent roof, a games room and workshop.

Enclosed grounds to the front or rear , with a large modern swimming pool of IIm  $\times$  5m and surrounding terrace .

Large plot of land of grazing of 1,7 hectares, currently managed by the local farmer (no contract)

Fibre...

## **ENERGY - DPE**



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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.



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# LOCAL TAXES

Taxe foncière: 2563 EUR

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

The house in more detail:

Main House:

Entrance with WC and laundry area.

Large living area 50m2 with fully fitted kitchen with granite worktops and dining room . Insert woodburner and frenchdoors opening to rear gardens .

Hallway 10m2 with Shower-room 7m2.

First floor: 3 Bedrooms with build in wardrobes: 14m2, 11m2 and 11m2.

Shower room with separate WC.

Office 5m2 (currently used as a single bedroom.)

#### Gite:

Large living area with fully fitted kitchen - 41m2 2 Bedrooms 16m2 and 18m2 Shower room with WC - 5m2

Barn - with recent roof.

Ground floor 175m2 with workshop and bike storage.

First floor 175m2 - full height with window openings - partly converted to games room .

Covered dining area.

Enclosed gardens to the front and rear - Large swimming pool with outside shower and terraces . 1,7 hectares of grazing land to the left and rear of the property .

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