

Detached house with 3 bedrooms and 3 bathrooms plus 1 bedroom gite . Pool and gardens . Near to Matha



INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	232 m2
Plot Size:	1816 m2



IN BRIEF

Set in a peaceful hamlet close to the town of Matha , a well presented detached property offering 2 large living rooms on the ground floor , with french doors opening to private gardens and pool area .

Full of original charm and character , with stone walls , beams and original staircase .

On the first floor there are 3 good sized bedrooms and 3 shower-rooms.

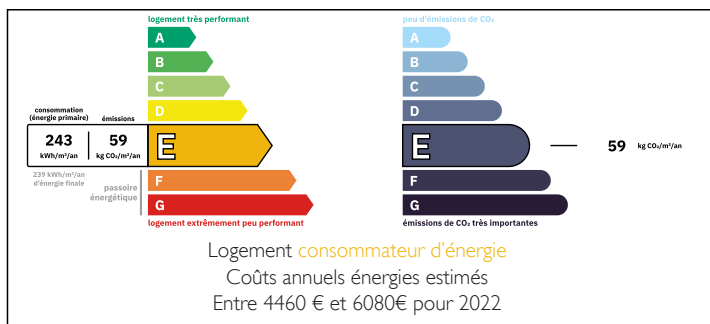
For extra space and income the property offers a renovated gite with a comfortable living area , bedroom and bathroom on the ground floor - plus a smaller mezzanine bedroom suitable for children .

Private parking in addition to a rear garage with a private entrance .

Oil fired central heating with 2 wood burners . Single glazing .

Fibre internet .

ENERGY - DPE



The property is situated 7km to Matha with commerces , and 20km to the...

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

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

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES