

Charming & character property in village- offering 4 bedrooms , independant studio , barn and swimming pool .

EXCLUSIVE



INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	234 m2
Plot Size:	1121 m2

IN BRIEF

Character cottage style property , with many original features and bursting with charm!

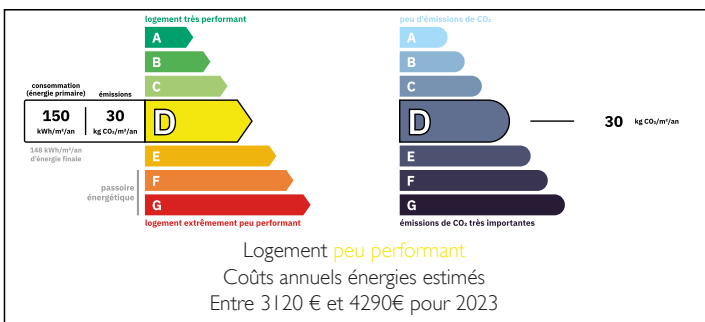
Set in a large village with commerces and a weekly market just a 5 minute walk .

The property has 2 pretty courtyards plus a larger private garden to the rear with a salt water pool and covered terrace .

The main house offers a welcoming living room with woodburning stove , fitted kitchen and dining room , plus an office and downstairs bathroom / WC. The first floor has 4 bedrooms - 2 with ensuite bathrooms and 2 with private WC and hand basin . To the rear of the courtyard is an independant studio with a mezzanine bedroom and bathroom . A large detached barn offers extra space for entertaining or an art studio which opens to the rear garden .

Mains drains ,,,

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2154 EUR

NOTES

DESCRIPTION

The house in detail :

Ground floor :

Kitchen : 15m2 .

Salon : 28m2 with wood burner .

Dining room : 20m2 with doors opening to rear courtyard.

Office : 7m2

Bathroom : 7m2

Boiler room : 5m2

First floor :

Bedroom 1 : 23m2 with ensuite bathroom 12m2 including shower and bath

Bedroom 2 : 23m2 with ensuite bathroom 6m2 and dressing area 4m2

Bedroom 3 and 4 : 14m2 with private WC and hand- basin .

Studio : 39m2 with living area , shower-room and mezzanine bedroom .

Barn : 90m2 with mezzanine .

Enclosed gardens and 2 courtyard gardens , Covered terrace and salt water swimming pool .

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