

Wonderful detached character property offering 3 reception rooms & 5 bedrooms . Large dependances & gardens .

EXCLUSIVE

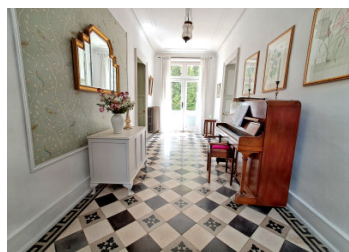


INFORMATION

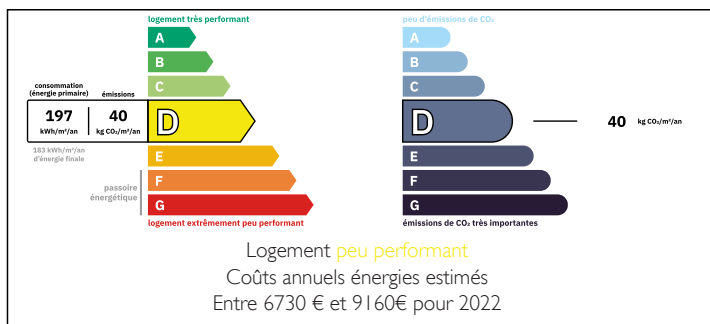
Town:	Bresdon
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	343 m2
Plot Size:	5886 m2

IN BRIEF

Beautiful Maison de Maître with outbuildings, gardens and terraces on all sides. Tastefully restored and updated, this charming period home retains many original features and offers generous, well-proportioned rooms arranged over three floors, including cellars. At its heart is a spacious open-plan kitchen, sitting and dining room with an open fireplace and wood-burning stove, together with several further reception rooms. The first floor provides four bedrooms and two bathrooms, while a further ground-floor bedroom offers useful flexibility, with potential to create an additional bathroom. Outside, a large front terrace is ideal for outdoor dining, while the enclosed rear garden provides a private retreat. Two substantial outbuildings and parking for several cars complete this characterful French home – ideal as a permanent residence, holiday home or lifestyle property.



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: 2180 EUR

NOTES

DESCRIPTION

The property in more detail.

The market town of Matha, with supermarkets, shops, restaurants, cafés, schools and medical services, is approximately 10 minutes away by car. Saint-Jean-d'Angély is around 20 minutes away, offering a wider range of shops and services, while Cognac is approximately 35 minutes away. The Atlantic coast and beaches can be reached in around an hour, making the property well placed for enjoying both rural French life and the coast.

GROUND FLOOR

Hallway 20m2
Kitchen/dining room 60m2
Sitting room 27.5 m2
Music Room 25m2
Further reception room/bedroom 19m2
Office 6.7 m2
WC 2m2
Laundry 13m2

FIRST FLOOR

Bedroom 1. 25m2
Bedroom 2. 22.5m2
Bedroom 3. 20m2
Bedroom 4. 20m2
Bathroom 1 21m2
Shower Room 7.8 m2
Landing 15m2
Study 9.2 m2
Craft room 9m2
Corridor 7m2
2 staircases

Cellars
2 large barns
Former pigsty

Wonderful mature gardens

Conforming Fosse

Information about risks to which this property is