

House to finish renovating with large yard and large outbuilding

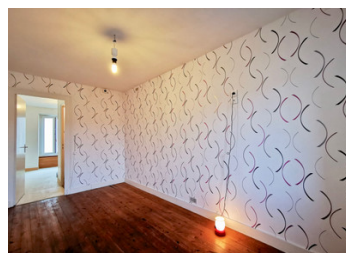


INFORMATION

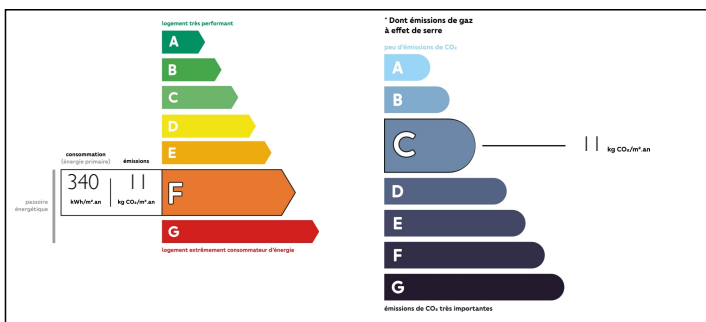
Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	171 m2
Plot Size:	200 m2

IN BRIEF

*****UNDER COMPROMISE OF SALE***** Near Matha, Leggett Immobilier proposes you a house to finish renovating of 120m2 including a large living room, a kitchen, a shower room, 3 bedrooms, a beautiful vaulted cellar as well as a large yard. Several possibilities are offered to you because on the right of the house is an old butcher shop to renovate of about 100m2 with its own courtyard and that's not all... Another barn for maybe a garage or another dwelling of 57m2 on the ground or 114m2 if creating a floor with courtyard as well. Family or investor this house offers great opportunities.

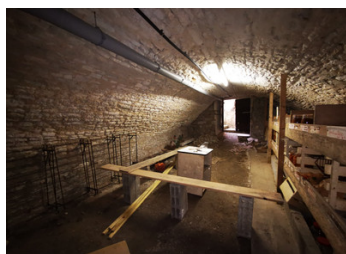


ENERGY - DPE



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.



DESCRIPTION

House:

First floor :

Living room: 43m²

Kitchen: 13m²

corridor and WC: 5,5m²

On the first floor :

Corridor: 4m²

1st and 2nd bedroom: 15,5m²

3rd bedroom: 10m²

Shower room with separate toilet: 8,5m²

Cellar, courtyard, car-port.

Butchery :

Store: 24m²

Fridge : 5m²

Kitchen : 7,4m²

Lab: 18m²

Barn: 21m²

Attic: 70m²

Courtyard: 70m²

Outbuilding: 57m² x 2

NEW ROOF

DOUBLE GLAZING AND SINGLE GLAZING

ELECTRIC HEATING

ALL DRAINED

LOCAL TAXES

Taxe foncière: 1600 EUR

NOTES

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