

Ref: A23795|HI17

Price: 39 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 300 EUR without fees)

Huge potential – renovation project to finish. 8 rooms. Gardens. Situated in a large village with commerces



# INFORMATION

Town: Beauvais-sur-Matha

Department: Charente-Maritime

Bed: 2

Bath: 0

Floor: 200 m<sup>2</sup> Plot Size: 1520 m<sup>2</sup>







### IN BRIEF

End of terrace property - In a large village with commerces . Renovation has been started - with some metal framework in place in preparation for plaster boarding. Ground floor consists of 6 rooms with a large garden to the rear. First floor has 2 rooms with a loft space above . House can be connected to mains drains and fibre optic internet.

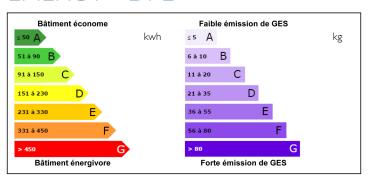








**ENERGY - DPE** 



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.



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Ref: A23795JH117 Price: 39 900 EUR

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## DESCRIPTION

Ground floor rooms:

Entrance 25m2, Salon 39m2, Dining room 34m2, Kitchen 12m2, 2 rooms 20m2 each room.

First floor: Bedroom I - 39m2, Bedroom 2 - 20m2

Gardens with driveway access.

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

# **NOTES**