

Extraordinary house with 12 bedrooms and a large kitchen/dining room, games room and large reception room. Lovely terraces with swimming pool and garden surrounding the house.



## INFORMATION

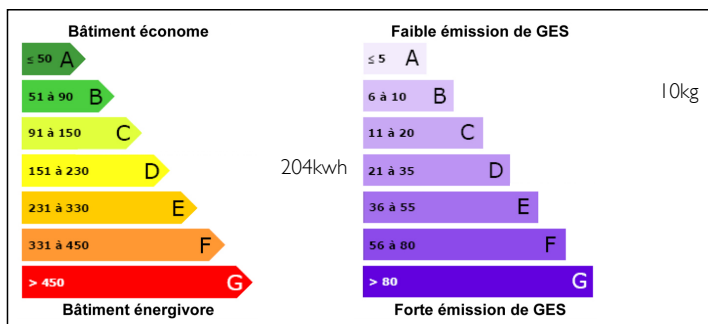
Town:	MATHA
Department:	Charente Maritime
Bed:	12
Bath:	3
Floor:	383 m2
Plot Size:	4666 m2



## IN BRIEF

This house would suit a big family or could be used for a commercial activity. It is big enough to divide into several apartments/gîtes or for a couple of families wanting to live side by side. In easy walking distance from all the amenities in Matha with amenities as supermarkets, restaurants, cinema, schools, doctors, dentists, weekly markets, swimming pool, etc. Saintes, Cognac and Saint Jean d'Angély are all 20 minutes away. Price negotiable!

## ENERGY - DPE



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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

Entrance into the open planned kitchen (54 m<sup>2</sup>) with large fitted kitchen and double doors opening up to an East facing terrace. Living room (27 m<sup>2</sup>) with snug corner (10 m<sup>2</sup>) and double doors opening up to a South facing terrace.

The first corridor gives access to 4 bedrooms (17, 13, 12 and 11 m<sup>2</sup>), one office or dressing room (5 m<sup>2</sup>) and a shower room with separate toilet.

The second corridor gives access to 6 bedrooms (17, 14, 13, 12, 12 and 11 m<sup>2</sup>) with a family bathroom with shower and bath and a separate toilet.

On the first floor is a magnificent room (51 m<sup>2</sup>) that has been used as a games room, but would be a nice living room or apartment as well.

The sous-sol provides another huge room of 51 m<sup>2</sup>, there's an atelier of approximately 37 m<sup>2</sup>, another bedroom (16 m<sup>2</sup>) with shower room and office (10 m<sup>2</sup>).

The house is in good order, with double glazed windows, electric shutters, a new roof and good insulation.

The garden covers about an acre of land, with plenty of fruit trees.

The current owner has started the works on a covered pool area, and all the equipment is there (and will be included in the sale) to finish these works.

This property is one of a kind and must be seen to be fully appreciated.

## LOCAL TAXES

**Taxe foncière: 713 EUR**

## NOTES