

Restored detached stone house with 4 bedrooms, 3 bathrooms and pool surrounded by fields of vines and sunflowers in the lovely Charente country side.



INFORMATION

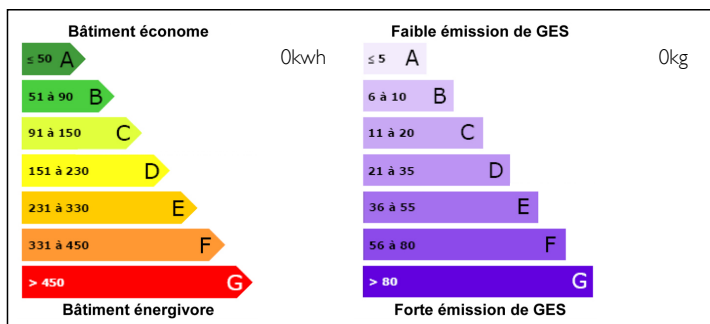
Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	2175 m2



IN BRIEF

Set back off a quiet lane on the edge of a hamlet this house has been refurbished to a good standard and is in a super location with a south facing garden and far reaching views across the fields. It benefits a short drive into local village of Beauvais sur Matha that has a twice weekly market of fresh fruit and vegetables, charcuterie, fresh fish and every other Tuesday a traditional fish and chip van. The village facilities are boulangerie, pharmacie, post office, hotel/restaurant/bar, post office and a Tabac. It is within easy reach of larger market towns of Matha (10 mins), Cognac and St Jean D'Angely (30 mins) and an hour to the Atlantic coast of Rochefort and Royan. There are three main airports at La Rochelle 100km, Limoges 115km and Bordeaux 135km

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

Entering the house into the large living room (62 m2) with dual aspect windows and a large log burner. This spacious room has tiled floors and a beamed ceiling, down a small step is the fully fitted modern kitchen/dinning room (23.10 m2) with french doors opening up into the garden. Through to the rear of the kitchen is a small utility/store room (3.8 m2) and W.C (1.7 m2) and a ground floor bedroom with shower room and mezzanine. The corridor at the rear leads to the workshop and to stairs for the first floor and 3 bedrooms all with velux windows. 2 double bedrooms with bathrooms (17.66 m2) (17.94 m2) and a small single room (6.6 m2)

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

LOCAL TAXES

Taxe foncière: 890 EUR

NOTES