

Stone House with 3 Bedrooms & 1 Bathroom which was an Old School House built in 1800's, in a popular village situated between Beauvais-Sur-Matha and Matha.



INFORMATION

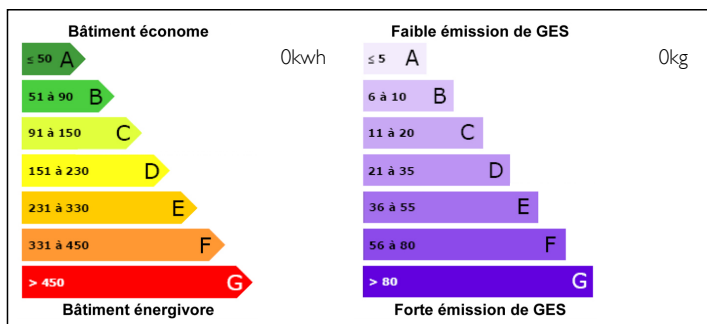
Town:	GOURVILLETTE
Department:	Charente Maritime
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	721 m2



IN BRIEF

If you're after a piece of local history and a renovation project this could be turned into a great holiday home. The property was a former school house with bright living space. Garage, parking, outbuildings and Garden with far reaching views over to Beauvais-Sur-Matha.

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

Formerly an old school house dating between 1866 and 1868, with some of the original features from its school days including the boys and girls exercise barns called a préau. The house has a descent sized open plan kitchen / dining room (30.36m²), leading into a large salon (52.62m²) with long double aspect windows giving the house a bright and airy feel and a wood burning stove. The dining area with staircase leads into a downstairs bedroom (19.15m²). Upstairs a landing leads to two bedrooms (20.39m² and (20.33m²), one of which has far reaching views and a bathroom with bath, two wash basins and a WC. The garage (15m²) is attached to the side of the house. To the rear of the house is the courtyard which would have been once a playground, some of the markings on the wall suggest a number of children's games. To the end of the courtyard are the préau (21.76m²) and four small store rooms with open barn (17.20m²), one of which could be knocked through so as to create a pathway to the potager and garden behind the buildings. There is no fixed heating only Wood burning stove. Partially double glazed. The current owners started to do renovations, but have not been able to complete so there is a lot of areas that will need full renovation including the roof.

All measurements are approximate

The property benefits from being on end of the village, detached with neighbours nearby,...

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