

Character house with 3 bedrooms and 2 bathrooms. On the outskirts of Matha.



INFORMATION

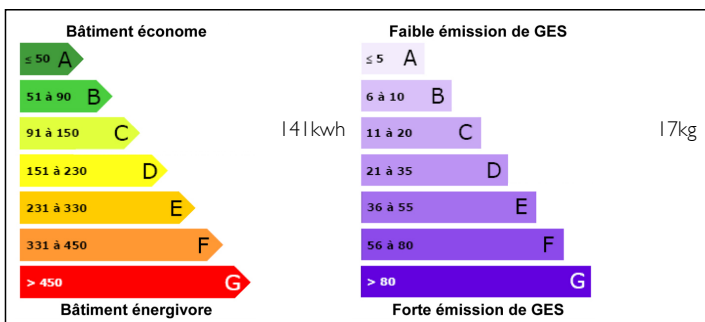
Town:	Matha
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	558 m2

IN BRIEF

Set in a small hamlet just outside the town of Matha. Stone house offering 3 bedrooms - one of which is on the ground floor. Large Kitchen / Dining room and Salon. Large sliding patio doors open up to terrace and rear garden which is compact and manageable. 2 bedrooms and bathroom on first floor. The house is situated between the historic towns of Saint Jean d'Angély, Cognac and Saintes. The sandy beaches of the Atlantic coast are just 1hr away by car.

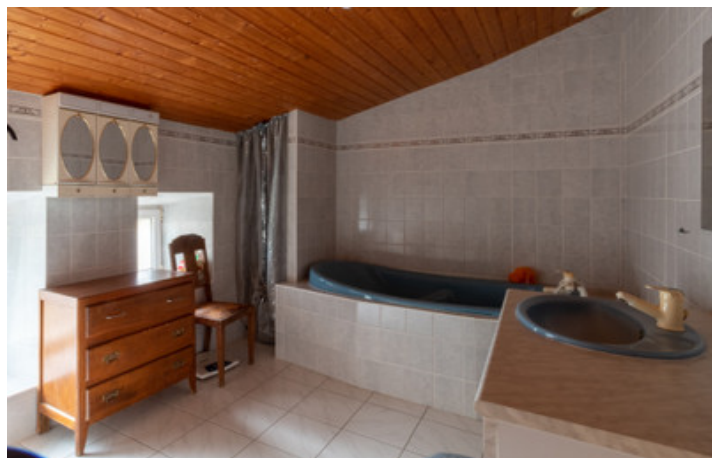


ENERGY - DPE



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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

Ground floor :

SALON : 31m2 with open fireplace .

DINING ROOM : 25m with large sliding doors onto terrace.

KITCHEN : 20m2 with rear kitchen 9m2 .

BEDROOM 1 : 19m2 with large sliding doors onto terrace .

SHOWER room and WC .

First Floor :

MEZZANINE : 16m2

BEDROOM 2 : 14m2

BEDROOM 3 : 12m2

BATHROOM with bath and separate WC : 10m2

Exterior : Compact garden with terrace and BBQ .
Workshop : 30m2

NOTES

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