LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18019 Price: 43 350 EUR

agency fees to be paid by the seller

Village house offering 2 bedrooms and 2 bathrooms . New roof . 2 minute walk to commerces .







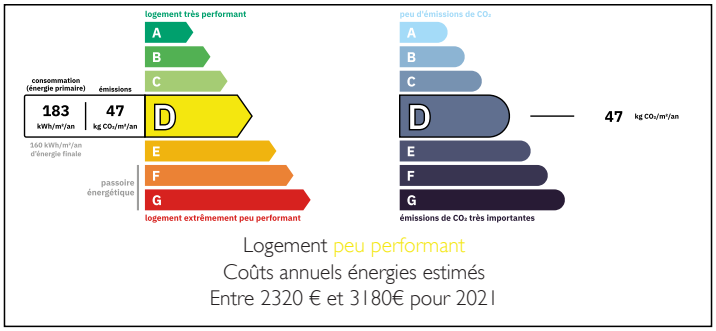








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2320 € et 3180€ pour 2021

INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	167 m2
Plot Size:	242 m2

IN BRIEF

Set in the large village of Beauvais sur Matha , this property is one of the original and oldest houses in the village .
A stone's throw from the boulangerie and commerces - with a weekly market offering local produce .
The house still has some of the original features and retains charm.
Featuring mains drains and fibre internet .

The house has a small courtyard garden with a large double height dependance . There is also a cellar below the house .

No fixed heating system - there are some works required .

Beauvais sur Matha is a friendly village offering an english speaking doctor , pharmacy , boulangerie , hairdresser , florist , bank , restaurant , small bar /

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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DESCRIPTION

The house in detail :
GROUND FLOOR :
Entry into a large living area 36m2 with staircase .
Living room with fireplace : 22m2
Kitchen : 24m2 with doorway to rear courtyard .
Bathroom : 6m2 with shower and WC .
FIRST FLOOR :
Large mezzanine 20m2
Bedroom 1 : 15m2
Bedroom 2 : 28m2 with built in wardrobe . Original staircase to grenier .
Bathroom with bath and WC : 12m2
Cellar

Exterior : Small courtyard garden accessing large stone dependence with double height of 49m2 .

LOCAL TAXES

Taxe foncière: **1300 EUR**

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

NOTES

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