LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33268FO17 Price: 67 273 EUR

agency fees to be paid by the seller

Large 4 bed/1 bath investment property close to the charming village of Matha and 1h15 from the Ocean.

EXCLUSIVE















INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	0 m2

IN BRIEF

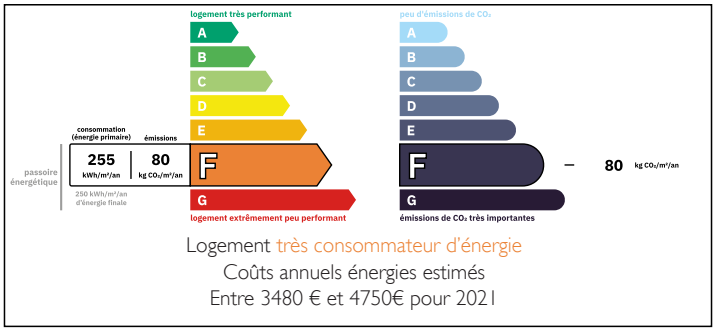
OFFER ACCEPTED

Calling al DIY enthusiasts and property developers!! An ideal "doer-upper" for a small price!!

Located on a beautiful square in the centre of the peaceful village of Beauvais-sur-Matha, located in the Charente-Maritime, this West-facing property was a doctor's surgery for many years and is now in need of updating.. Because of the two independent entrances it is also possible to create two apartments, which would generate a substantial extra income.

Please note that there is no garden or outside space to maintain at this property. However, with the required building permits it is possible to create a so-called "terrasse tropézienne": a roof terrace like the ones that are very popular in Saint-Tropez.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3480 € et 4750€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A33268FO17 Price: 67 273 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1113 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
- Entrance hall: 20m2.
- Access hatch to basement.
- Office: 19.5m2, double aspect, with radiator. Parquet floor.
- Treatment room: 17m2, with hw basin and radiator. Blocked off door to waiting room. Tiled floor.
- Toilet with handwash basin.
- Waiting room:: 30m2, with oil heater and double sink in separate space. Tiled floor.

Wooden staircase to:

FIRST FLOOR:
- Wall to wall carpet throughout.
- Landing: 11m2.
- Bedroom 1: 16m2.
- Bedroom 2: 15m2, with radiator and chimney (closed off).
- Bedroom 3: 11m2, with radiator.
- Toilet.
- Separate handwash basin.
- NIght hall: 3m2, with built-in cupboard.
- Bathroom: 5m2, with bath and 2 drainage pipes.
- Bedroom 4: 14m2, with radiator and chimney (closed off).
- Storage space: 11m2.

Wooden stairs to:

ATTIC:
- 1st part: 24m2.
- 2nd part: 59m2.

LOCATION:
Beauvais sur Matha is a small village in the southwest of France, in the Charente-Maritime. The village is a historic site, in particular due to its commandery dating from the Templars. In the Middle Ages, a commandery (rarely commandry) was the smallest administrative division of the European landed...