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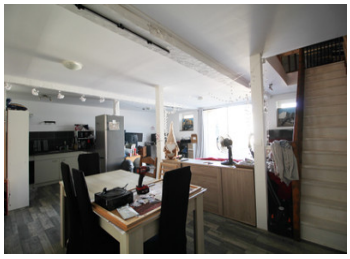
Ref: A39953PBE17 Price: 129 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (120 000 EUR without fees)

Investment opportunity : Rented property with 3 bedrooms in the centre of Matha

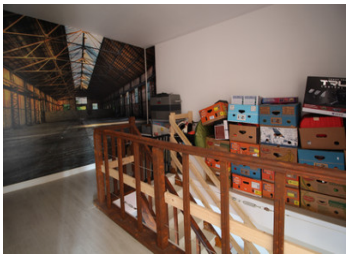














INFORMATION

Town:	Matha
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	193 m2

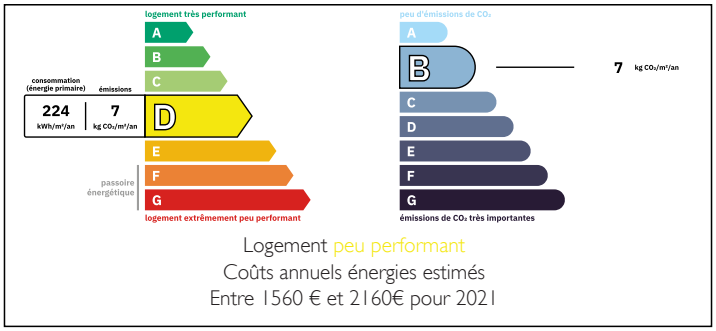
IN BRIEF

Stone character property in the heart of a vibrant village. The property consists of a house of 115 m². Large living room of over 60 m² with corner kitchen and toilet. Upstairs are three bedrooms and a shower room.

Courtyard garden. Parking in the street.

Rental contract 36 months , started on the 26/09/2024 - € 775 per month

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1560 € et 2160€ 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.

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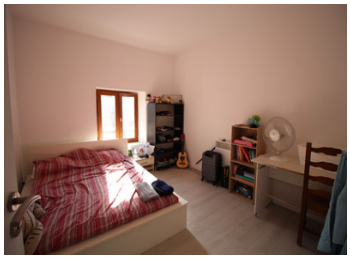
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LOCAL TAXES

Taxe foncière:	**959 EUR**

NOTES

DESCRIPTION

The property in further details :
Entrance into the Living room (60,4 m²) with corner kitchen and double doors to the courtyard garden
Downstairs toilet (1,6 m²) with hot water boiler and electricity fuse box.

Stairs up leading to a landing
Three bedrooms (18,6 m² , 10,8 m² and 10,8 m²)
Shower room (5,7 m²) with shower, sink, toilet and connections for washing machine

Heated by electric radiators, double glazed windows, connection to mains drainage.

Outside
Graveled courtyard garden facing West with small outbuilding for storage (approximately 8 m²).

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