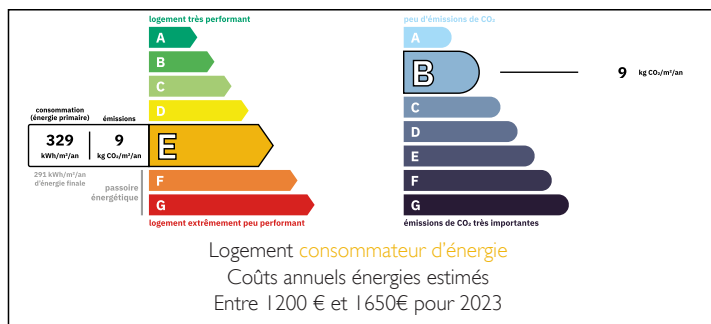


2 bedroom stone property in the centre of village with commerces . Courtyard garden and dependances .

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	77 m2
Plot Size:	407 m2

IN BRIEF

A perfect lock up and leave holiday/family home which has been renovated by the current owners - offering mains drains , double glazing and fibre internet .

An open plan kitchen , dining & living room and bathroom on the ground floor with 2 bedrooms and shower-room with WC on the first floor . Outside a gated gravel courtyard with a covered dining area , open barn and outbuildings Located in a quiet lane within the popular village of Beauvais-Sur-Matha with a weekly market selling fresh produce, fruit and vegetables, charcuterie and fresh fish. The village benefits from a pharmacy, doctors, physiotherapist, post office, Press, boulangerie and a general grocery store. Short drive to larger town of Matha 10km and St Jean d'Angley and Cognac both approx 30 minutes drive away.

The Atlantic coast of Rochefort and Royan only...

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

Double gates lead into the private gravelled courtyard garden and covered outside dining area .

Ground floor :

Open plan living room - 25m2 with wood burner and fully fitted kitchen with dining area .

Bathroom with laundry area - 9m2

WC.

Staircase to 1st floor .

Bedroom 1 : 17m2

Bedroom 2 : 10m2

Shower-room with WC : 5m2.

Exterior buildings of 250m2 consist of a large L shaped barn/storage area attached to the house.

A small stone building houses a well and also an external laundry area .

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

NOTES