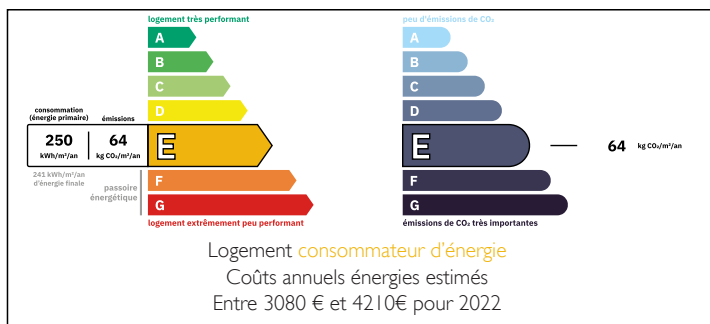


House with 2 bedrooms and 1 bed apartment , garden and swimming pool. Near to Matha .

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Gibourne          |
| Department: | Charente-Maritime |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 160 m2            |
| Plot Size:  | 1100 m2           |

## IN BRIEF

Set in a peaceful hamlet in the south-west of France, just 7 km from the lively market town of Matha, which offers a large supermarket, cinema, public swimming pool, shops and restaurants .

This south-facing character home, attached on one side, offers bright and welcoming living area. The open-plan living area features an original fireplace and a fully fitted kitchen opening onto a covered terrace, perfect for outdoor dining.

Upstairs, you'll find two comfortable bedrooms, while the ground floor includes a shower room and WC.

In addition, an independent apartment with its own kitchen, living area, and mezzanine bedroom — ideal for guests, family, or rental income.

Outside, the property boasts a large garage and a

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

Main house : 100m2

Ground floor : Kitchen : 20m2 - fully fitted with island unit .

Salon : 40m2 with original fireplace and door open to gardens .

Shower room : 6m2 with separate WC .

First floor :

Bedroom 1 : 15m2

Bedroom 2 : 15m2 with built in cupboards .



Apartment : 67m2

Salon : 27m2

Kitchen : 11m2

Bathroom : 9m2

Mezzanine bedroom including WC : 20m2

Exterior : Dependances / garage 76m2

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

## LOCAL TAXES

**Taxe foncière: 1332 EUR**

## NOTES