

Charming Charentais house with 4 bedrooms and outbuildings in a small hamlet close to Beauvais sur Matha

EXCLUSIVE



INFORMATION

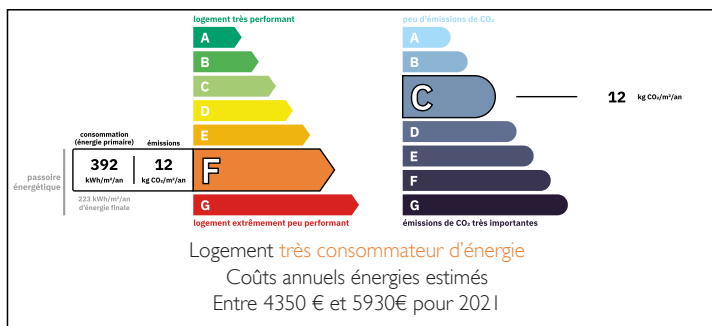
Town:	Bresdon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	846 m2

IN BRIEF

Detached house with barns, outbuildings and garage in Charente Maritime. Pretty courtyard garden in front of the house and a walled garden at the back of the house. The outbuildings can provide further development and accommodations. The house is currently used as a summerhouse and comes with wood fuelled individual heating. Roof was retiled 2017.

4 km from the village Beauvais sur Matha where there is a baker, tabac, pharmacy, English and French speaking doctors, post office and weekly markets. Matha 14 km, Cognac 29 km, St Jean d'Angely 33 km. TGV train stations in Angoulême 42km and Surgères 60 km. Airports in Limoges 114 km, Poitiers, 104 km, La Rochelle 106 km and Bordeaux 149 km.

ENERGY - DPE



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

GROUND FLOOR

ENTRENCE: 8 m2

STAIRCASE with STORAGE: 3,3 m2

LIVING ROOM: 28 m2

KITCHEN AND DININGROOM with CAVE: 26m2

BATHROOM with SHOWER and WC: 5,4 m2

FIRST FLOOR

BEDROOM 1: 22 m2, .

BEDROOM 2: 19 m2 with WALK IN CLOSET 4,8 m2

BATHROOM with BATH and WC 10 m2

LANDING: 7 m2

SECOND FLOOR

LANDING / ALL PURPOSE ROOM 17 m2

BEDROOMS: 20,5 m2, 20 m2.

OUTSIDE

COURTYARD GARDEN in front of the house approx. 205 m2

WALLED GARDEN on the back of the house approx. 175 m2

PIGEONIER: 8,5 m2

THREE BARNs: 24 m2, 13,5 m2, 14,5 m2

BARN/WORKROOM: 34 m2

BARN with access to back garden: 40 m2 adjoining another barn of 29 m2

With access from outside the property:

Garage and another barn of 21 m2

LOCAL TAXES

Taxe foncière: **828 EUR**

Taxe habitation: **EUR**

NOTES

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