

Village house offering 2 bedrooms and 2 bathrooms . New roof . 2 minute walk to commerces .

EXCLUSIVE



INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	167 m2
Plot Size:	242 m2

IN BRIEF

Set in the large village of Beauvais sur Matha , this property is one of the original and oldest houses in the village .

A stone's throw from the boulangerie and commerces - with a weekly market offering local produce .

The house still has some of the original features and retains charm.

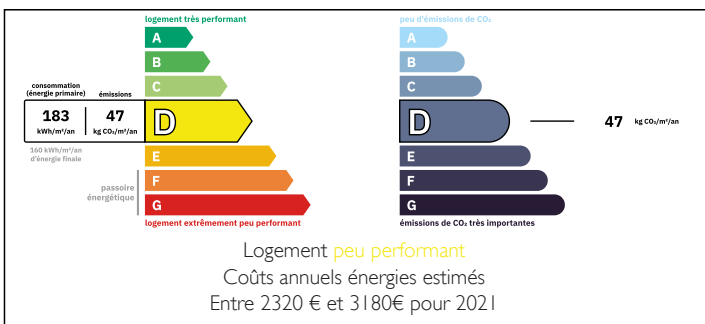
Featuring mains drains and fibre internet .

The house has a small courtyard garden with a large double height dependance . There is also a cellar below the house .

No fixed heating system - there are some works required .

Beauvais sur Matha is a friendly village offering an english speaking doctor , pharmacy , boulangerie , hairdresser , florist , bank , restaurant , small bar /

ENERGY - DPE



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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

The house in detail :

GROUND FLOOR :

Entry into a large living area 36m² with staircase .

Living room with fireplace : 22m²

Kitchen : 24m² with doorway to rear courtyard .

Bathroom : 6m² with shower and WC .

FIRST FLOOR :

Large mezzanine 20m²

Bedroom 1 : 15m²

Bedroom 2 : 28m² with built in wardrobe . Original staircase to grenier .

Bathroom with bath and WC : 12m²

Cellar

Exterior : Small courtyard garden accessing large stone dependence with double height of 49m² .

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

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

NOTES