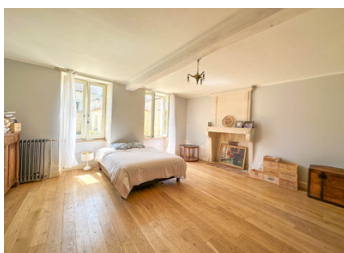


Charming single storey Charentaise cottage with pretty garden. 2 bedrooms, 2 bathrooms. Near to Matha.



## INFORMATION

Town:	Massac
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	1057 m2



## IN BRIEF

Set in a village, this charming Charentaise cottage is south facing and very private. Just 3km from shops with a weekly market.

Renovated tastefully by the current owners the house retains many of the original features, including a beautiful fireplace.

A pretty south facing garden, which is completely private, is surrounded by stone walls and accessed from the kitchen plus a small outbuilding with the original bread ove .

2 large bedrooms and 2 shower rooms with the ability to renovate a further room on the ground floor plus the loft space .

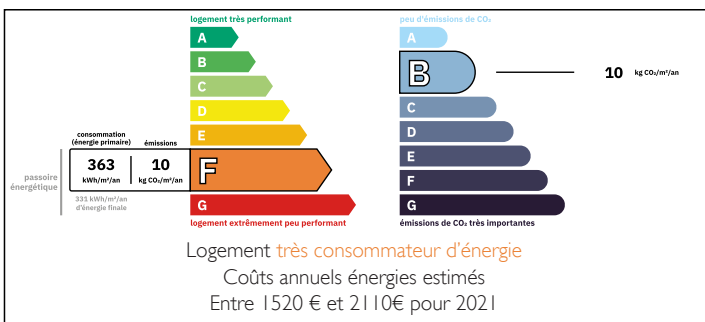
A large garage to the rear of the house.

The house has a recent septic tank and roof and is in good condition .

Heating is assured by a beautiful Godin wood burner plus a wood fired central heating system .

Fibre internet is installed at the house .

## 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

ENTRANCE HALL : 16m<sup>2</sup> with original features and stairwell.

SALON : 22m<sup>2</sup> with original fireplace and Godin woodburner.

KITCHEN : 26m<sup>2</sup> with doorway to terrace and garden.

BEDROOM 1 : 39m<sup>2</sup> with en-suite including Italian shower, handbasin and WC .

BEDROOM 2 : 19m<sup>2</sup> with doorway to laundry area.

SHOWER ROOM : 3m<sup>2</sup> including WC.

Room to renovate with original fireplace 34m<sup>2</sup>.

First floor accessed by stairwell : Large space of 130m<sup>2</sup> with varied head height - possibility to make a further bedroom.

Attached outbuilding / garage 60m<sup>2</sup> .

Garden to the front of the house with a separate plot to the rear which has an outbuilding / wood store.

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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: 374 EUR

Taxe habitation: EUR

## NOTES