

Country house with 3 bedrooms & Gite with 2 bedrooms , Large pool, gardens, barn and land . Close to Cognac .

EXCLUSIVE



INFORMATION

Town:	Matha
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	225 m2
Plot Size:	20720 m2

IN BRIEF

Set in the Charente Maritime countryside with views over vineyards , Leggett presents in exclusivity ; a perfect ensemble of house , gite , barn and pool plus gardens and further grounds for grazing .

Main house offers a large living area on the ground floor plus bathroom , with 3 bedrooms and office plus bathroom on the first floor .

The gite offers 2 bedrooms , bathroom with a large open kitchen / living area .

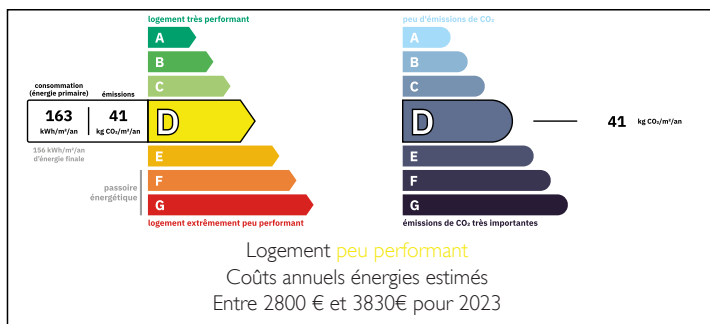
A large barn with 2 floors of 175m2 has a recent roof , a games room and workshop .

Enclosed grounds to the front or rear , with a large modern swimming pool of 11m x 5m and surrounding terrace .

Large plot of land of grazing of 1,7 hectares , currently managed by the local farmer (no contract)

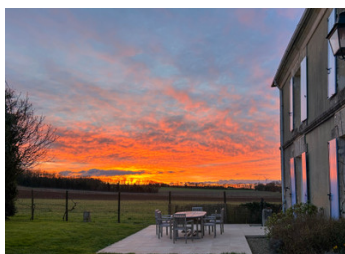
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ENERGY - DPE



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

The house in more detail :

Main House :

Entrance with WC and laundry area .

Large living area 50m² with fully fitted kitchen with granite worktops and dining room . Insert woodburner and frenchdoors opening to rear gardens .

Hallway 10m² with Shower- room 7m² .

First floor : 3 Bedrooms with build in wardrobes : 14m² , 11m² and 11m² .

Shower room with separate WC .

Office 5m² (currently used as a single bedroom .)

Gite :

Large living area with fully fitted kitchen - 41m²

2 Bedrooms 16m² and 18m²

Shower room with WC - 5m²

Barn - with recent roof .

Ground floor 175m² with workshop and bike storage.

First floor 175m² - full height with window openings - partly converted to games room .

Covered dining area .

Enclosed gardens to the front and rear - Large swimming pool with outside shower and terraces .

1,7 hectares of grazing land to the left and rear of the property .

LOCAL TAXES

Taxe foncière: 2298 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>