

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 .

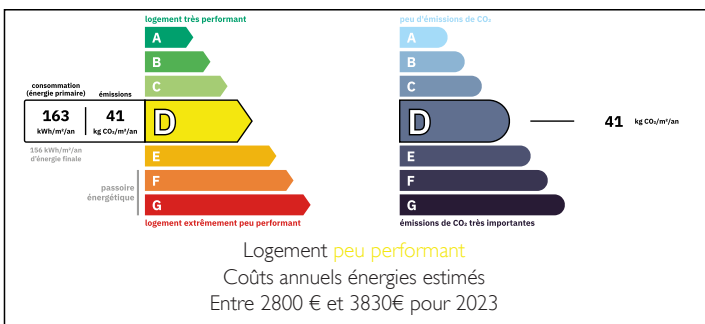
A large barn with 2 floors of 175m2 has a recent roof , a games room and workshop .

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)

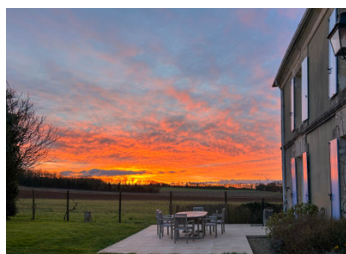
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ENERGY - DPE



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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 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: 2563 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>