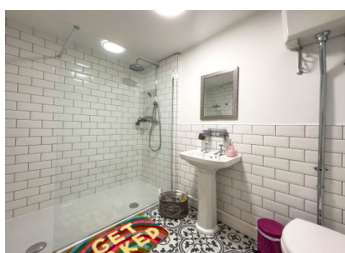
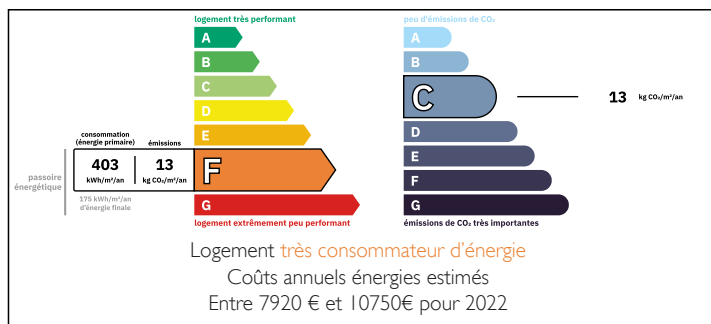


2 attached character properties with boutique feel . 7 bedrooms , 3 bathrooms , courtyard and pool .

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Beauvais-sur-Matha |
| Department: | Charente-Maritime  |
| Bed:        | 7                  |
| Bath:       | 3                  |
| Floor:      | 264 m2             |
| Plot Size:  | 368 m2             |

## IN BRIEF

2 adjoining properties and recently renovated by owners with a bijou boutique feel .

Set just 100m from the village square with commerces and a weekly market - the properties offer excellent business opportunity for short-term and holiday rentals .

The two properties have balconies which overlook the shared courtyard and the pool .

Property one offers a large open kitchen and dining room , plus a salon on the ground floor .

On the first floor a modern bathroom with Italian shower and 3 bedrooms .

Property 2 offers a living room , large kitchen opening to the terrace and a ground floor bedroom plus bathroom .

On the first floor 3 double bedrooms plus a bathroom with freestanding bath .

A courtyard garden with pool.

Games room and cave .

The properties have fibre internet and are on mains

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

More photos, videos and 360 video available on request .

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES