

Charming detached stone property, four bedrooms, two bathrooms. Attractive garden with covered outdoor kitchen



INFORMATION

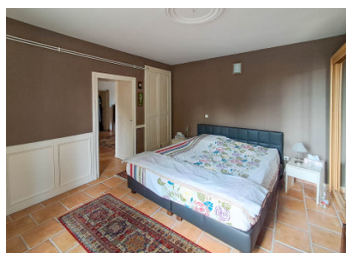
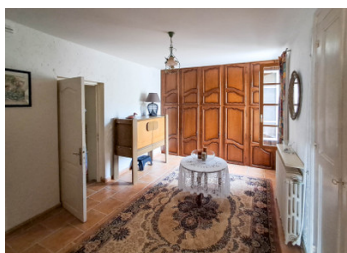
Town:	Bresdon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	192 m2
Plot Size:	1900 m2

IN BRIEF

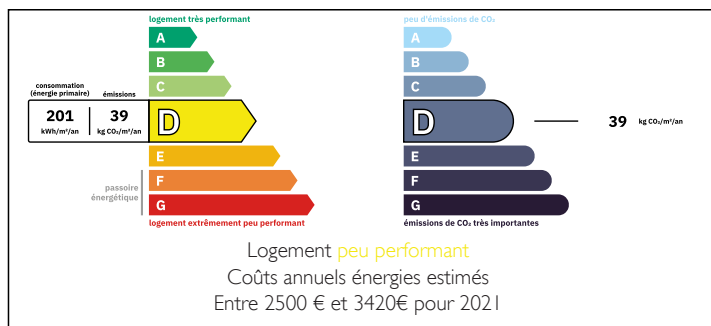
A character-filled 19th-century stone Charentaise house, offering almost 200m² of living space and surrounded by a generous garden of more than 1900m². Set in the heart of a countryside village, this home combines authentic charm with the comforts of everyday life. Just a short drive brings you to Beauvais-sur-Matha (7 mins), Matha (15 mins), Aigre (15 mins), and Rouillac (18 mins), where you'll find all the essentials — schools, markets, bakeries, cafés, doctors, and more.

Step inside and you'll find warm, light-filled rooms full of character:

- A welcoming entrance hall opens up to a cosy living room and a dining room, both with fireplaces, perfect for family gatherings
 - A fully fitted kitchen
 - Four bedrooms including parental suite on ground floor with bathroom
 - A bathroom, shower room, and three WCs
- Attached to the house is a large barn (approx.

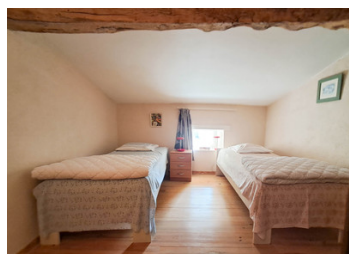


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A character-filled 19th-century stone Charentaise house, offering almost 200m² of living space and surrounded by a generous garden of more than 1900m². Set in the heart of a countryside village, this home combines authentic charm with the comforts of everyday life. Just a short drive brings you to Beauvais-sur-Matha (7 mins), Matha (15 mins), Aigre (15 mins), and Rouillac (18 mins), where you'll find all the essentials — schools, markets, bakeries, cafés, doctors, and more.

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Attached to the house is a large barn (approx. 100m²) with a boiler room and laundry area — a practical bonus with plenty of potential for future projects. Perfect for parking your car undercover.

Outside, the flat, tree-shaded garden invites you to slow down and savour life in the Charente countryside. The jewel of the property is its generous 74m² covered terrace, tiled and ready to be enjoyed as a summer kitchen — an idyllic setting for long lunches, evening dinners with friends, or simply sitting back with a glass of wine as the sun sets.

This home isn't just a house; it's a place to create memories, embrace the pace of country living, and enjoy the beauty of every season.

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