

Detached 3 bedroom house with 2 bedroom gite , collection of dependances and gardens . Calm . Near to Matha .



## INFORMATION

Town:	Ballans
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	168 m2
Plot Size:	2585 m2

## IN BRIEF

Charming traditional stone house offering 3 bedrooms, along with an independent 2 bedroom house .

Attractive gardens and collection of outbuildings - all in good condition with recent rooves .

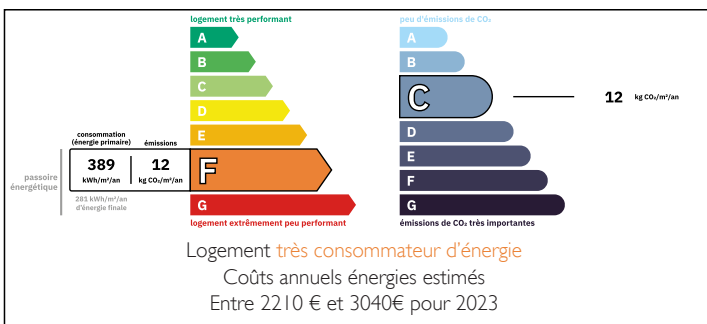
The property offers complete privacy and calm, set on the edge of a village with bar, poste and local shop. 4 restaurants within a 3km radius.

The main house offers a spacious kitchen dining room, living room, utility room and WC on the ground floor with 3 comfortable bedrooms and a shower room on the first floor.

The second house has a large welcoming living space with kitchen plus a shower room on the ground floor with 2 good bedrooms and a shower room on the first floor.

Various dependencies including barns, stables and a former house (30sq m) which could be renovated

## 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

Property in more detail :

Main House :

Ground floor :

Salon : 23m<sup>2</sup>

Kitchen / dining room : 25m<sup>2</sup> with fitted units and woodburner .

Utility room : 7m<sup>2</sup> including WC

First floor :

3 bedrooms : 13m<sup>2</sup> , 13m<sup>2</sup> and 9m<sup>2</sup>

Shower room with WC : 6m<sup>2</sup>

Gite :

Ground floor :

Large living space 40m<sup>2</sup> with fitted kitchen and woodburner .

Shower room with WC .

First floor :

2 bedrooms 20m<sup>2</sup> and 12m<sup>2</sup> .

Shower room with WC .

Dependences : 280m<sup>2</sup> including 4 barns, 7 former stables offering storage, parking and games areas – all in good condition, most with recent new roofs.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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