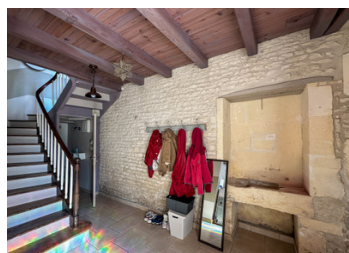


Town house - 3 bedrooms plus large mezzanine . Pretty courtyard garden . Excellent diagnostic and DPE .



INFORMATION

Town:	Matha
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	189 m2



IN BRIEF

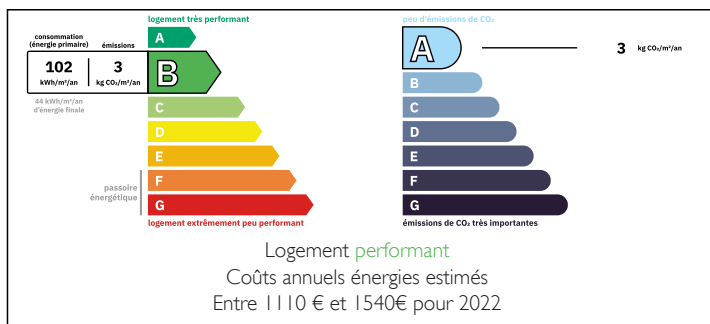
Set in the centre of Matha , with all commerces at 2 minutes walk .

The property has been renovated by the owners and has a new central heating system and dynamic water heater plus double glazing resulting in a positive energy note of B . The electrics have been renewed and there are no anomalies on the diagnostics .

Property is on mains drains and has fibre internet . Large kitchen / dining room which opens to a large living room with french doors leading out to the terrace and compact garden. There is also a WC on the ground floor .

On the first floor there are 2 bedrooms and a bathroom with WC . A large mezzanine to the rear of the property could be used as a studio, office or a bedroom if required

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

null

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

LOCAL TAXES

Taxe foncière: 1221 EUR

Taxe habitation: EUR

NOTES