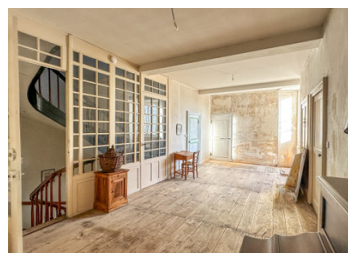


Town house offering large living spaces , 5 bedrooms , garden and workshop . Ideal project Chambre d'hotels



INFORMATION

Town:	Matha
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	318 m2
Plot Size:	534 m2

IN BRIEF

Set in the centre of Matha , a friendly town with all commerces , restaurants , bar , cinema and swimming pool .

Originally a relais de poste , this is a large town house with spacious and light rooms with magnificent entrance hall with original staircase on each floor .

The house has some final decoration to complete. Ground floor offers a living room , dining room & kitchen plus a bedroom with WC .

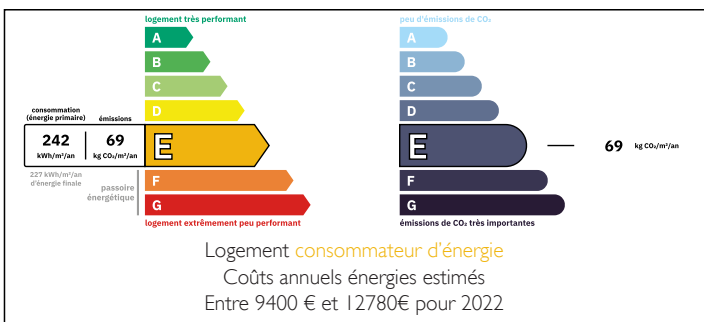
First floor offers a large hallway with a unique Art Deco verriere , 4 large bedrooms an office and shower room .

Staircase to the second floor which could be converted if required .

Outside a manageable garden with a garage and workshop .

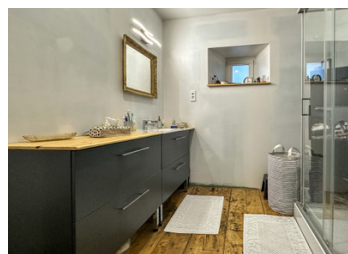
The house has 2 original wine cellars below ground which would have communicated with the ancient chateau .

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

The house in more detail :

Ground floor :

Entrance with staircase : 26m²

Salon : 24m²

Dining room : 24m²

Kitchen : 25m² with laundry area 6m²

Bedroom : 28m²

WC .

First floor : Hall way : 24m²

Bedroom 2 : 27m²

Bedroom 3 : 25m²

Bedroom 4 : 24m²

Bedroom 5 : 18m²

Office : 7m²

Shower room with separate WC 14m²

Full height second floor divided into 4 rooms -
Totalling 157m²

Enclosed garden with garage and workshop to the rear .

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

LOCAL TAXES

Taxe foncière: 2620 EUR

Taxe habitation: EUR

NOTES