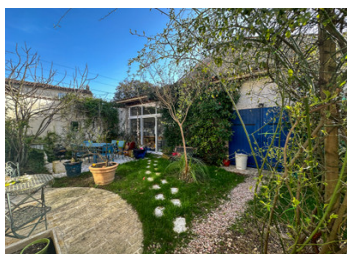


Pretty Charentaise house in centre of the town of Matha : 3 bedrooms , 2 bathrooms ,courtyard garden .Garage .



INFORMATION

Town:	Matha
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	553 m2



IN BRIEF

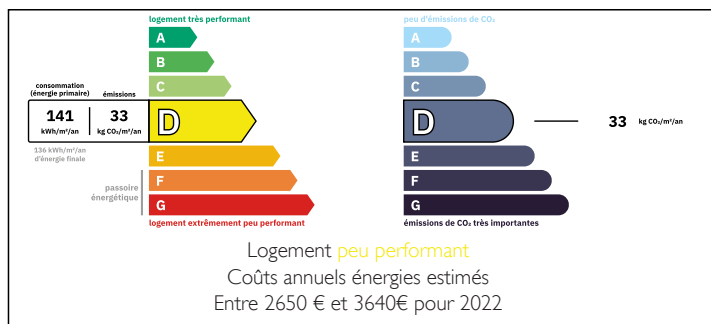
Charming South-Facing Stone House with Private Courtyard in the Heart of Matha

Full of warmth and natural light, this delightful stone property offers privacy and easy living centred around an intimate south-facing courtyard garden. Doors from most rooms open directly onto the garden, creating a seamless indoor-outdoor lifestyle perfect for relaxing or entertaining.

The ground floor features a bedroom with shower room and WC, ideal for guests or single-level living. A fully fitted kitchen and separate laundry room add everyday practicality. Upstairs are two generous bedrooms, a spacious mezzanine office and two dressing rooms.

Supermarkets , shops, restaurants, cinema, public swimming pool and amenities are all within walking distance. Saint-Jean-d'Angély, Cognac and

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 :

Kitchen : 23m² with insert woodburner and fitted units .

Salon : 27m² with open fireplace .

Garden room : 9m² with sliding doors over garden .

Bedroom : 15m²

Shower room : 5m² , separate WC.

Laundry room : 10m²

First floor :

Mezzanine office area : 26m²

Bedroom 2 : 16m²

Bedroom 3 : 13m²

Bathroom : 8m² and separate WC .

Dressing rooms : 7m² and 6m² .

Exterior :

Garage : 40m² with floor above for storage .

Atelier : 20m²

Cave .

Double glazed , Mains drains and fibre internet .

Oil fired central heating .

LOCAL TAXES

Taxe foncière: 1036 EUR

Taxe habitation: EUR

NOTES

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