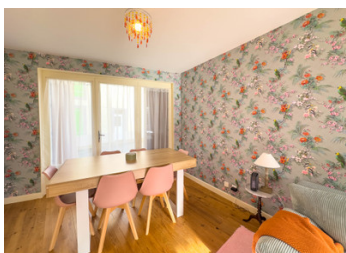


Town house decorated to a high standard offering 3 bedrooms , bathroom and courtyard garden . Garage .

EXCLUSIVE



INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	181 m2

IN BRIEF

Perfect opportunity to buy a super house with courtyard garden for less than 100.000 euros !

Set in the centre of Beauvais sur Matha , a large village with commerces and a weekly market , plus a renowned wine fayre once a year .

The beaches of the Atlantic are set just 70km away , whilst the nearest town of Matha is just 12km away and the TGV station of Angouleme is 45km .

Decorated to a high standard with a living room , open plan dining / kitchen area plus on the first floor - 3 large bedrooms and a modern shower-room .

Courtyard garden with a garage plus a full size cellar with a laundry area and games room .

Mains drains .

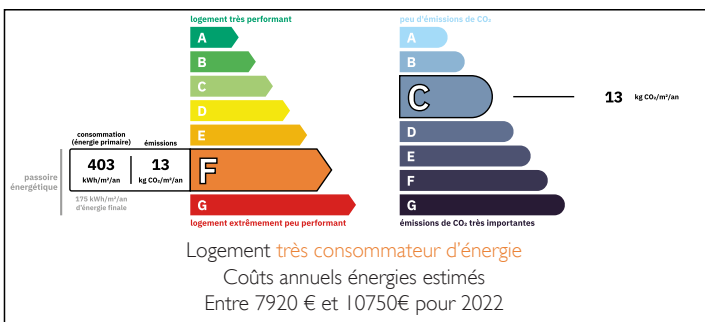
The property is heated by modern electric radiators and is single glazed .

Please...

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.

ENERGY - DPE





NOTES

DESCRIPTION

Perfect opportunity to buy a super house , with courtyard garden for less than 100.000 euros !

Set in the centre of Beauvais sur Matha , a large village with commerces and a weekly market , plus a renowned wine fayre once a year .

The beaches of the Atlantic are set just 70km away , whilst the nearest town of Matha is just 12km away and the TGV station of Angouleme is 45km .

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Mains drains .

The property is heated by modern electric radiators and is single glazed .

The house in more detail :

Ground floor :

Salon : 26m² with french doors opening to terrace and garden .

Dining room and Kitchen : 28m² with french doors opening to terrace and garden .

First floor :

3 bedrooms : 18m² , 15m² . 12m² .

Modern Shower room : 6m² with shower and WC .

Basement : 50m² with vaulted stone ceiling .

Courtyard garden with a garage plus a full size cellar with a laundry area and games room .

Please note this is a village house and has a small road directly in front of the house .

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