

Character house offering large living area , 4 bedrooms and 2 bathrooms . Garage and compact garden .



INFORMATION

Town:	Le Gicq
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	206 m2
Plot Size:	847 m2



IN BRIEF

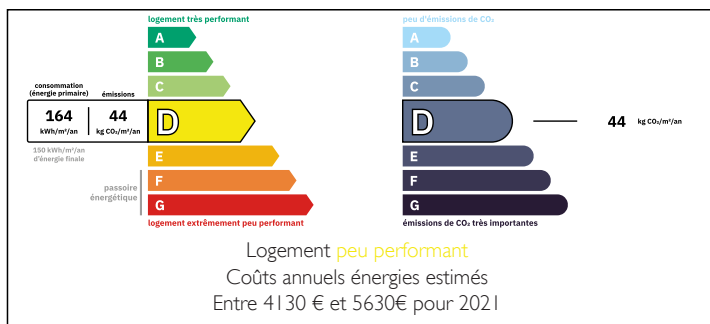
Character, space and charm just 11km from Matha! Recently renovated, this attractive Charentaise property offers generous accommodation, original features and an easy-to-maintain garden.

The ground floor centres around a superb 53m² open-plan living space with fitted kitchen and original fireplace. A 2m² rear kitchen leads to a second 29m² salon, which could also be used as a ground-floor bedroom. There is a recent 12m² shower room with WC, plus a further 12m² room offering flexible additional space.

Upstairs are three excellent bedrooms of 15m², 15m² and 30m², the largest with dressing area, together with a shower room with a new shower cabin.

Outside, enjoy a south-east-facing garden with bread oven and entertaining area. A 36m² garage, electric

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

Situated just 11 km from the market town of Matha, this recently renovated Charentaise property offers spacious and versatile accommodation, together with a manageable garden, garage and a number of attractive original features.

The property is approached through electric gates and benefits from mains drainage, double glazing and a recent oil-fired central heating boiler. The property has a D rating for the DPE.

The ground floor is centred around a generous 53m² open-plan living space, combining a fitted kitchen and large sitting/dining area. The room retains its original fireplace, adding character and warmth to this bright and sociable space.

A small rear kitchen of approximately 21m² provides useful additional space and leads through to a second salon of around 29m² which could equally be used as a ground-floor bedroom, depending on requirements.

Also on the ground floor is a recently fitted shower room with WC, measuring approximately 12m², together with a further room of around 12m² which could be used for a variety of purposes, including an office, study, hobby room or additional bedroom.

The first floor offers three good-sized bedrooms measuring approximately 15m², 15m² and 30m². The largest bedroom benefits from a dressing area, providing excellent storage. A further shower room has a newly installed shower cabin.

Outside, the property has a compact and manageable garden situated to the front and side of the house. The south-east-facing aspect provides a pleasant outdoor space for enjoying the sunshine throughout the day. The garden includes an attractive bread oven and an entertaining...

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