

Impressive 14th century Town house in popular historic market town, close to amenities, with its own walled garden, barn, outbuilding and garage.



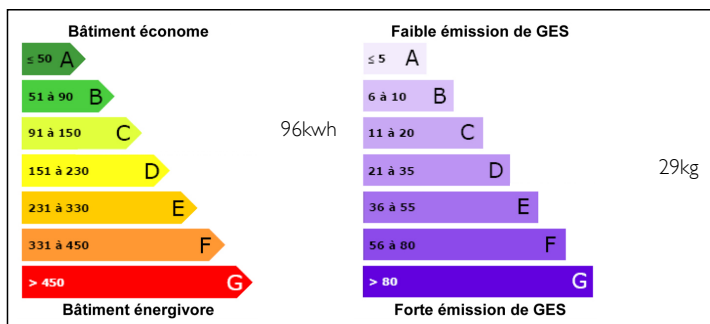
INFORMATION

Town:	Beauvais-sur-Matha
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	260 m2
Plot Size:	1045 m2

IN BRIEF

Situated in a thriving market town this impressive 14th Century stone House was the former home of the Mayor of Beauvais. Boasts lots of character and is bright and airy. Tastefully decorated rooms that capture the essence of French living with a modern twist. Each bedroom has its own modern shower room and freshly decorated with artistic flare. Surrounded by countryside and vineyards the area boasts some of the worlds finest Cognac. This makes for a fabulous family home or ideal as Airbnb accommodation. Benefits from fibre broadband and Mains drainage. La Rochelle and the coast is within 1 ½ hours drive, 100km away.

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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

Ground floor: Main entrance lobby 8.5m2,
Office/Study 18.50 m2,
Living room 39m2 with fireplace and a pair of french doors that lead directly out to the rear garden.
Small lobby 8.75m2 doors out to the garden.
Downstairs guest WC with separate sink 4.46m2,
Large dinning room 30.21 m2,
Small salon used as a TV/breakfast room 21.40m2 with storage and door to patio.
Fitted kitchen 25m2 with pantry cupboard and fireplace,
Utility room 10.24m2 with a separate WC.
Access rear to garage 42.30m2 with fitted electric doors.

Second entrance to side of house into hall with storage, access to kitchen, winding staircase and door to the wine cellar 29m2.

1st Floor:

Bedroom 1 42m2 with bathroom 10.30m2,
Bedroom 2 22.40m2 and shower room 4m2
Bedroom 3 23.40m2 and shower room 4m2
Bedroom 4 19.46m2 and shower room 3m2
All with fitted carpets and radiators

Grenier to renovate 43m2,

Art/craft studio 17.80m2 with access to the garden by an external staircase.

2nd Floor: Large attic 78.63m2 fully insulated.

Large walled Garden, just over 500m2 with gated access to the road,

Outbuilding used as boiler room and workshop 46.66m2 with an

oil fuelled heating system (4000 litre tank.)

Barn with loft to convert 150.84m2.

BEAUVAIS SUR MATHA has a Bakery, Newsagents, Hairdressers, Florist and Post Office, Doctors, Physiotherapy and Pharmacy, Bank and a primary school. There is a twice weekly market selling fresh