

Gorgeous 19th century 3 bed/3 bath property full of character with large swimming pool, close to Matha.



INFORMATION

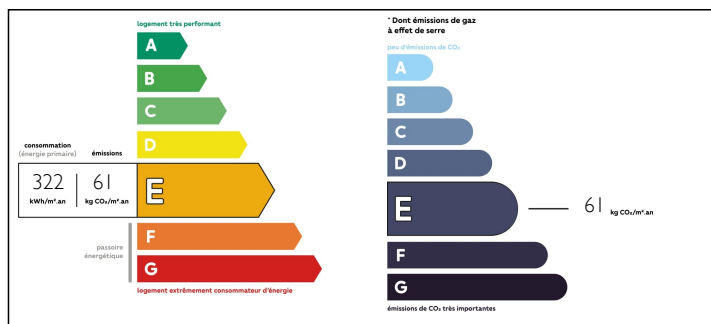
Town:	Brie-sous-Matha
Department:	Charente-Maritime
Bed:	3
Bath:	3
Floor:	217 m2
Plot Size:	2000 m2



IN BRIEF

A cosy and welcoming house, located in a friendly hamlet between the glorious golden sunflower fields and vineyards of the Charente Maritime. A sun-drenched large garden with a swimming pool will be your preferred place to while away those balmy summer evenings and when the nights draw in, you will feel nice and toasty next to the wood burner in the living room. The dine-in kitchen is bright and spacious, inviting friends and family to share meals and stories around the table. The bedrooms are generously sized and all have an en-suite bathroom. This is a house which would suit a family looking to make their home in a quiet but not isolated location or those wanting to have (or rent out) a holiday home in this beautiful part of France.

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: 1268 EUR

NOTES

DESCRIPTION

GROUND FLOOR: Double-glazed throughout.

- Entrance hall on tiles: 17m²; open wooden stairs to 1st floor.
- Toilet with handwash basin on tiles: 3m², exposed beams.
- Living room on oak parquet floor: 35m². Height: 2m63.
- Kitchen on tiles: 34m². Height: 2m94. Exposed beams. Chimney with open fire.
- Sitting room/snug on wooden floor: 24m². Exposed beams. Wood burner.

FIRST FLOOR:

- Landing on wooden floor: 11m². Wooden sloping ceiling. Cupboard with hot water boiler and 3 other cupboards (wardrobes and other storage).
- Bedroom 1 on wooden floor: 35m². Wooden ceiling, exposed beams. 2 Velux windows. Door (not currently used) to steps leading down to car port.
- En-suite bathroom: 12m², on wooden floor, with wooden sloping ceiling and exposed beams.. Bath, shower cubicle, handwash basin, bidet and toilet. Velux window.
- Bedroom 2 on wall-2-wall carpet: 16m². Wooden ceiling with exposed beams. Velux window.
- En-suite shower room on vinyl: 7m². Toilet, bidet, handwash basin, shower cubicle.
- Bedroom 3 on wall-2-wall carpet: 17m². Wooden ceiling with exposed beams.
- En-suite bathroom on wall-2-wall carpet: 6m². Bath, handwash basin, toilet, bidet. Sloping wooden ceiling with exposed beams. Velux window.

EXTERIOR:

- Large enclosed courtyard on gravel, with a well.
- Utility room with white goods and oil heater: 24m².
- Oil tank: 1500 liter.
- Large barn: 124m².
- Car port for one car.
- Large, walled, mature garden with some trees and shrubs.