



Manor House Style Property with Garden



Information de l'agent

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| Nom: | David Evans |
| Nom de compagnie: | Cle France Ltd |
| Pays: | Royaume-Uni |
| Expérience since: | |
| Type de service: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Téléphone: | +44 (1440) 820-358 |
| Languages: | English, French |
| Site web: | https://clefrance.co.uk |

Détails de l'annonce

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| Propriété à: | Vendre |
| Prix: | USD 373,580.25 |

Location

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| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Matha |
| Indicatif régional: | 17160 |
| Soumis: | 27/01/2026 |

Description:

Located in the heart of Matha, within easy walking distance of all shops and amenities, this beautiful, fully renovated Charentaise house offers a peaceful living environment, requiring no further work. Built on a plot of approximately 1,500 m², the property benefits from a private, enclosed garden, harmoniously divided into approximately 600 m² at the front and 400 m² at the rear.

The house, with approximately 200 m² of living space on two levels, comprises:

- Ground floor: an entrance hall, a 34 m² living room, a 33 m² kitchen/open-plan living area, a pantry, and a sleeping area including a large 32 m² bedroom opening onto the garden, a shower room, and a WC.
- Upstairs: a large landing leads to two spacious bedrooms (18 and 20 sq m), a dressing room, a bathroom, and a WC.
- Outside: a large attached garage (50 sq m), a covered area of approximately 100 sq m located opposite the house, and a 160 sq m outbuilding with a separate entrance, offering numerous possibilities.



The house is equipped with a new heat pump heating system.

Mains drainage.

A property with character, combining period charm, generous living spaces, and modern amenities, ideal for a family or a business venture, in the heart of a vibrant community.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Charente-Maritime is located the Poitou-Charentes region of France. This department is surrounded by the Gironde, Charente, Deux-Sevres, Vendee and Dordogne departments. It also includes four islands: ile de Re, ile-d'Aix, ile d'Oleron and ile Madame. A delightful landscape of plains and plateaus where the limestone is used as the building material for traditional houses. Sandy beaches, countryside, hills and plains dominate the scenery with the Atlantic coast being second sunniest part of France, after the French Riviera.

Vitrezay, Maison du Fier, Marais aux Oiseaux, Cabane de Moins and Ferme des Oiseaux are just some lovely villages and towns worth a visit.

And of course there are the famous Poitou donkeys who have a particular appearance: white nose, shaggy coat, dark brown or black, tall and big ears (the Donkey not our founding director!). Poitou donkeys can often be seen roaming in the meadows, they are also a tourist attraction on ile de Re, where it is easy to pet them and even to ride them.

Being a rural department house prices in the Charente-Maritime are below the national average and if you are looking in the countryside or rural village location you are going to get the best value for your money.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Commun

Chambres: 3
Salle de bains: 2
Dimensions du lot: 1500 m²

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.094.253

