



Detached House with Garden, Lovely Family Home



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 324,326.16

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Matha
Cap:	17160
Pubblicato:	27/10/2025

Descrizione:

REDUCED in price - Built in 2004, this charming single-story house of approximately 150 m2 of living space is ideally located in the heart of the village, within easy reach of shops, yet enjoying a peaceful setting.

From the moment you enter, you'll be captivated by the spacious, light-filled 48 m2 living room, which opens onto a welcoming 16 m2 fully equipped kitchen with direct access to the terrace, perfect for al fresco dining.

The house has been designed for the comfort of the whole family: two separate sleeping areas, each with two bedrooms, a shower room, a bathroom and two toilets, a practical pantry, a 28 m2 garage, and a workshop for DIY enthusiasts.

The beautifully landscaped and flower-filled garden invites relaxation and convivial gatherings.

The property boasts high-quality features: underfloor heating, double-glazed PVC windows, a well, fibre optic internet, and mains drainage. The house is impeccably maintained, requiring no further work.



A great opportunity for those looking for a spacious and functional family home, in close proximity to amenities.

Tax Fonciere 1347 Euro.

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

Comune

Camere da letto: 4
Bagni: 2
Dimensione del lotto: 772 mq

Utility details

Heating: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.984

