



## Village house with garage



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 147,878.4

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Matha
Cap:	17160
Pubblicato:	19/07/2024

### Descrizione:

You are looking for the Charentais type with exposed beams, then, I offer you near Matha sector of Gourvillette, village house of 117 m<sup>2</sup> with attached garage of 80 m<sup>2</sup> with a courtyard in a quiet village located 8-10 minutes from Matha with all shops on a plot of 305 m<sup>2</sup>. Not far from the house you have land of 710 m<sup>2</sup> to make a larger vegetable garden or something else. This offers you: an entrance opening onto a living room of 24.50 m<sup>2</sup> with an unequipped kitchen area with a fireplace, a toilet, a living/dining room of 34 m<sup>2</sup> with a very beautiful stone fireplace, a corridor serving a bathroom with a shower and a sink, Upstairs: a large landing of 11.77 m<sup>2</sup> serving 3 spacious bedrooms (15.07 m<sup>2</sup>, 11.97 m<sup>2</sup>, 16.60 m<sup>2</sup>). In one of the bedrooms an extension conversion may be considered (to be seen on site). For the technical side: all the lower openings are made of wood and overglazed with two windows which have solar roller shutters, upstairs two windows are double glazed and PVC in one of the bedrooms, sanitation by non-compliant watertight pit, property tax 440?, a garage of 80 m<sup>2</sup> which can be used as an extension of the house. Paintings have recently been redone to provide more volume and clarity. For its exterior: a courtyard of 110 m<sup>2</sup> with an extension to a wooded area with vegetable garden area and small roof for storage. Very charming house where you will find beautiful spacious rooms which will allow you to improve it according to your desires. For more information, do not hesitate to contact me on 06 50 42 11 06. To see very quickly, see you very soon for a visit. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condizione:	Must be reformed
Costruito:	1948



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## Comune

Camere da letto:	3
Finito piedi quadrati:	117 mq
Dimensione del lotto:	305 mq

## Room details

Total rooms:	4
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## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	301
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## Building details

Parking:	Si
Number of Garages:	1
Numero di piani:	1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GKAD-T68750/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68750/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 388\_34906

