



## Beautiful Country House With Outbuildings



### Agent Info

Name: David Evans  
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Specialties:  
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### Listing details

Property for: Sale  
Price: USD 396,638.98

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Matha  
ZIP code: 17160  
Posted: Feb 03, 2025

### Description:

REDUCED in price - Countryside location about 10 minutes from Matha, come and visit this pretty Charentaise house with a garden, comprising 7 rooms including 4 bedrooms. On the ground floor, a fitted kitchen and two large rooms of 32 m<sup>2</sup>, living room and dining room. From the entrance you access the first floor consisting of a large bedroom of 18 m<sup>2</sup> with bathroom and shower, toilet, large dressing room, a large games/billiard room of 27 m<sup>2</sup> with balcony and a bedroom of 39 m<sup>2</sup>. A second staircase gives access to a large landing, office and two bedrooms of 21 m<sup>2</sup>, 2 large dressing rooms and 2 shower rooms with toilet.

Garden of 1600 m<sup>2</sup> with wooden terrace of 80 m<sup>2</sup> and a well.

3 outbuildings for a total of 100 m<sup>2</sup> on the ground.

Wine cellar.

Oil central heating, individual sanitation to standards.

Double-glazed windows.



House in good general condition.

All shops in Beauvais, 4 km away and Matha 10 km away. Saint Jean d'Angely, Cognac and Aulnay, 30 minutes away, Angouleme and the TGV station 50 minutes away and one hour from the first beaches of Fouras and Royan. La Rochelle is 1 hour 15 minutes away.

Charming house, quiet and not overlooked, worth a visit.

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](http://www.clefrance.co.uk)

### **Common**

Bedrooms:	4
Bathrooms:	2
Lot Size:	1600 sq m

### **Room details**

Indoor Features:	Fitted kitchen
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### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:	
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### **Contact information**

IMLIX ID:	IX6.631.485
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