



## Manor House Style Property with Garden



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 372,963.85

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Matha
Posta kodu:	17160
Yayınlandı:	27.01.2026

### Açıklama:

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 m<sup>2</sup>, the property benefits from a private, enclosed garden, harmoniously divided into approximately 600 m<sup>2</sup> at the front and 400 m<sup>2</sup> at the rear.

The house, with approximately 200 m<sup>2</sup> of living space on two levels, comprises:

- Ground floor: an entrance hall, a 34 m<sup>2</sup> living room, a 33 m<sup>2</sup> kitchen/open-plan living area, a pantry, and a sleeping area including a large 32 m<sup>2</sup> 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.

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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.

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Durum: Good

## Genel Bilgiler

Yatak odası: 3  
Banyo: 2  
Arazi Büyüklüğü: 1500 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.094.253

