



Charentaise house on the edge of the village,

17490, Bazauges, Charente-Maritime, Nouvelle-Aquitaine

* Available * 2 Beds * 2 Baths

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€176,550

Ref: BVI63648

Property Description

This traditional south-facing Charentaise property sits on the edge of the village and is just a short drive from the popular little town of Matha.

Full Details

House

Ground floor

The front door opens to the entrance hall (14m) with slate tiled floor and exposed beam ceiling, To the left of the hall a door opens to the dual-aspect sitting room (32m²) with wooden floor, fireplace and exposed beam ceiling. To the right of the hall another door opens to the kitchen / dining room (35m²) with wooden floor, exposed beam ceiling, fireplace, a range of modern units and plenty of space for dining table.

To the back of the hall a small hallway gives access to a bathroom (bath, wash-basin and WC) as well as a utility room (14m²), off which are a separate WC and a wine cellar / store room.

First floor

A wooden staircase rises from the entrance hall to the first floor landing, off which are two very large double bedrooms (34m² and 26m²) which share a shower room (shower, wash-basin and WC).

Another landing gives access to a room (10m² - currently used as a bedroom) from where a spiral staircases leads back down to the utility room.

Exterior

The property comes with a total of 1863m² of land. To the front of the house is a large area laid to gravel, offering parking for a number of cars. This in turn leads to a charming terrace, shaded by a tree, which then leads to an area of lawn. Beyond this is a detached section of garden, laid to lawn and planted with a number of trees.

To the side of the house is an area of lawn with an open-sided outbuilding.

Summary

On the edge of a small village and a short drive from Matha, this property offers plenty of space in a quiet setting. The larger towns of Cognac and St Jean d'Angely are within easy reach and the beaches of the popular Atlantic coast are just over an hour's drive.

Please note that the drainage system will require work and that this is a semi-detached property.

Price including agency fees : 176 550 €

Price excluding agency fees : 165 000 €

Buyer commission included: 7 %

Fees according to the Charente Immobilier bareme

Gallery

