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2 PLACE DE MADELAINE, 17160 MATHA, FRANCE.

€199,000

An impressive house with 5 bedrooms, 3 bathrooms, garden and garage. A splendid entrance hall, Dining room, Kitchen diner and living room on the ground floor. The kitchen is fully fitted with plenty of storage and a range-type cooker. On the first floor there are 3 good-sized bedrooms, bathroom with bath and a very large living area with a wood-burning stove. On the second floor there are two large bedrooms with en-suite shower rooms, each reached by their own staircase.

The house also comprises a garage and a large usable cellar.

Outside there is a 500 sq m garden comprising a pleasant patio with seating area, a garden with mature fruit trees and shrubs and a 4m x 9m above ground swimming pool, which will stay with the property.

At the far end of the garden is an old washhouse with a stone *lavoir* and a pretty seating area next to the stream.

There is a studio/summer kitchen with plumbing for washing machine, and another little outhouse/summer house.



The house is situated in central Matha, a small market town in Charente Maritime with several bakeries, charcuteries, florists, chemists etc. There are two large supermarkets and one smaller one and many other small shops. There is also a cinema, a large market once a month and fresh produce market twice a week.

Matha is well placed, with major towns of St Jean d'Angley (20 minutes), Cognac (30 minutes), Angouleme (45 minutes) all within easy reach, and countryside in walking distance. The coast and La Rochelle are 90 minutes from Matha.

This is a chance to acquire an elegant character property in a quiet town in the lovely countryside of Charente Maritime.

This house would also be ideal for B&B or divide for lettings if you needed extra income.