

OFFER ACCEPTED Superb 3-bed/1-bath house in the centre of Jarnac, with large garage/workshop.

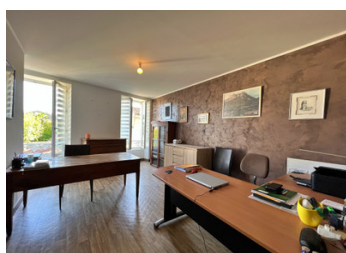


INFORMATION

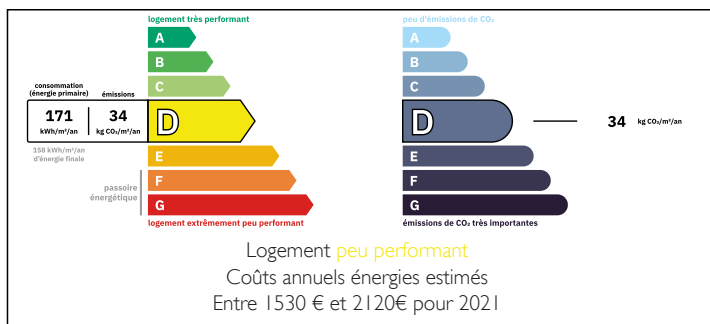
Town:	Jarnac
Department:	Charente
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	0 m2

IN BRIEF

A rare property in the centre of a charming riverside village, close to all amenities. It features a superb, large garage with concrete floor to securely park your valuable cars. With planning permission, an additional living space or office could be created in the front part of the garage. The apartment features exposed beams, high ceilings, velux windows and underfloor heating. It has everything to make a very comfortable home or a pied-à-terre in the beautiful Charente countryside. Adding to the open plan kitchen/living room of 52m2 is an enclosed winter garden of 41.50m2 on a teak decking floor, an ideal place to house large plants, to create an art studio/exhibition, a children's play area, a large office space or a yoga/fitness room, the possibilities are endless...

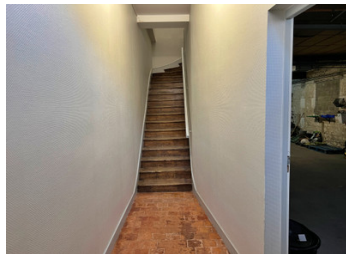


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

GROUND FLOOR

- Entrance hall with wooden staircase leading up to first floor.
- Door to huge garage with double doors: 186m2. Car entrance is via courtyard of empty factory building next door.

FIRST FLOOR

- Hall
- Toilet
- Bedroom 1: 16m2
- Bedroom 2: 15m2
- Bedroom 3: 15m2
- Bathroom with Italian shower and double wash basin
- Living/open kitchen area: 52m2
- Utility room
- Patio: 41.50m2

DETAILS

- The apartment is double-glazed throughout and heating is gas-powered.
- Mains drains.
- Taxe foncière 2024: €1 404/year.

All measurements are approximate.

More photos and information available upon request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1303 EUR

Taxe habitation: EUR

NOTES