

## 19th century Charente property close to all amenities - Independent apartment- Pool, Garage, Garden



## INFORMATION

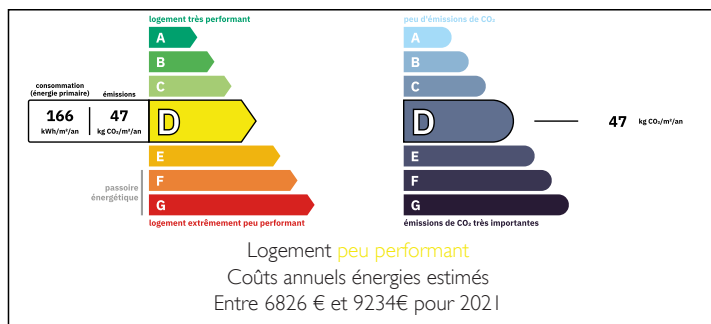
Town:	Mérignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	350 m2
Plot Size:	1070 m2

## IN BRIEF

Discover this charming 19th century Charente property, nestled in the heart of Mérignac. Its stone facades and elegant motorized porch make it a characterful residence. Inside, large living spaces bathed in light welcome you. The reception rooms, decorated with fireplaces and stone walls, offer a warm and authentic setting. The fully equipped kitchen opens onto a sunny terrace overlooking the landscaped garden, the swimming pool and a bioclimatic terrace. The property also has an independent apartment, numerous outbuildings including a garage and a partly vaulted cellar. All set in a walled and mature garden, offering perfect privacy. Located just 8 minutes from Jarnac, 19 minutes from Cognac and 25 minutes from Angoulême, this property enjoys a privileged location, close to all amenities.



## 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.



## LOCAL TAXES

**Taxe foncière: 2590 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

### TECHNICAL INFORMATION

Energy rating D

Double glazing

Heating: central oil - condensing boiler with regulator, fireplace (wood) and reversible air / air air conditioning in the living room

Water Softener

Mains drainage

Fiber available

### MAIN HOUSE

#### GROUND FLOOR

Entrance hall with stone walls - 8m<sup>2</sup> with a toilet - 1.5m<sup>2</sup>

Bedroom/Dining room - 24m<sup>2</sup> with access to the terrace/pool

Living room - 31m<sup>2</sup>

Equipped and fitted kitchen - 14m<sup>2</sup> with access to the terrace/pool

Living room with open fireplace - 45m<sup>2</sup> with access to the terrace/pool

Veranda - 28m<sup>2</sup> giving access to a second entrance hall of 7m<sup>2</sup> with a laundry area

#### FIRST FLOOR

First entrance hall: period wooden staircase leading to a landing of 11m<sup>2</sup> serving 2 bedrooms of 24m<sup>2</sup> and 13m<sup>2</sup>, a toilet (1.5m<sup>2</sup>), a dressing room and a large bathroom of 9m<sup>2</sup> with bath, shower, bidet and 2 sinks.

Second entrance hall: staircase leading to a bedroom/office of 28m<sup>2</sup> - existing hot and cold water connections to install a shower room if desired.

#### GROUND FLOOR

Access to the second interior courtyard via the veranda or the living room leading you to the independent apartment and a large outbuilding