

Beautiful character property situated in Segonzac near Jarnac, perfect retreat in the countryside.



## INFORMATION

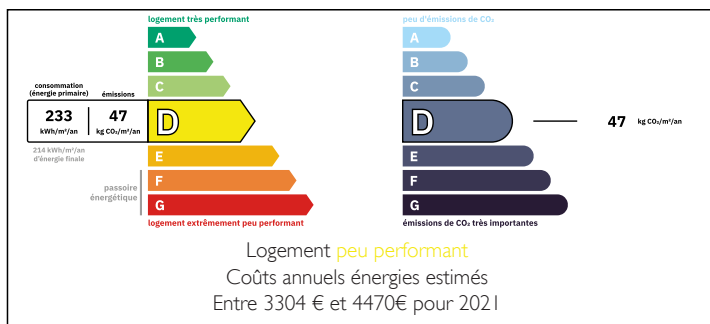
Town:	Segonzac
Department:	Charente
Bed:	4
Bath:	2
Floor:	224 m2
Plot Size:	4596 m2

## IN BRIEF

Welcome to your dream home! This stunning house is designed for both comfort and entertaining, featuring elegant antique stone and parquet floors that create a warm ambiance. The seamless flow between rooms enhances the inviting atmosphere. The spacious kitchen with a central island and dining area is perfect for intimate dinners, while the converted chai offers a fantastic area for gatherings. Enjoy the cozy living room with high ceilings, heated veranda, and a relaxing hot tub, all set in a beautifully maintained garden. Move in and start making memories!



## 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

This home is located within 2km of local shops, including a bakery and it was once a Cognac producer's home. It retains the original features in the dining room and the original cave has been restored to create an office.

It has spacious rooms over two floors, large living room and a cosy tv room and two conservatories, one on each side of the property to take advantage of different times of the day.

The large barn has potential for development, permission required.

The mature private gardens are beautifully planted with shrubs and trees, there are sitting and entertaining areas for summer shade.

The property is well maintained by the current owners and is ready to be loved by the next owners.

## LOCAL TAXES

**Taxe foncière: 2413 EUR**

**Taxe habitation: EUR**

## NOTES

### GROUND FLOOR

- Entrance hall
- Ground floor bedroom and dressing room with built-in storage
- WC
- Ironing room: 4m2
- Bedroom 4: 12m2
- Bath with wash basin, bidet and sunken bath
- Hall to kitchen with built-in wardrobe
- Kitchen with central island and wood burner: 30m2
- TV room/snug: 14m2
- Pantry: 12.5m2
- Dining room: 36m2. Ex-distillery room with tanks
- Living room: 39m2
- Wine cellar/Office: 12m2
- Closed veranda with sliding doors: 14m2
- Open veranda with hot tub : 28m2
- Large closed veranda with floor heating: 36m2

### FIRST FLOOR

- Landing: 21m2
- Separate toilet
- Bathroom with double wash basin, bidet, bath and shower cubicle: 7m2
- Bedroom 1: 30m2