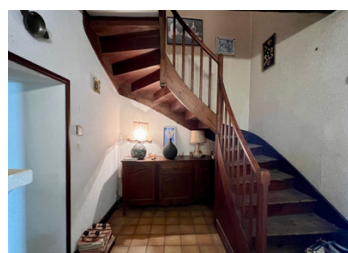


Spacious 4 bed/1 bath character property with magnificent garden in village close to Jarnac

EXCLUSIVE



## INFORMATION

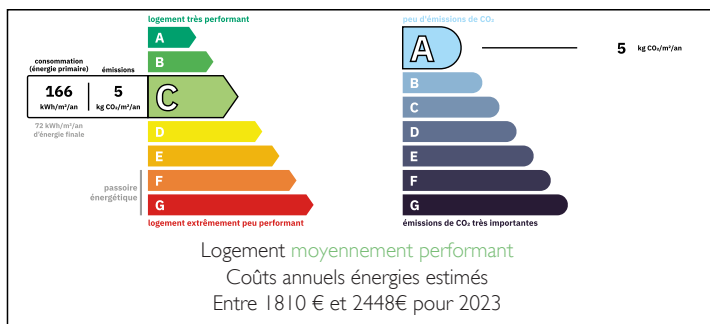
Town:	Jarnac
Department:	Charente
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	1070 m2

## IN BRIEF

A much-beloved family home that has sadly had to say goodbye to its last inhabitant and is now looking for a new owner to bring it back to life.

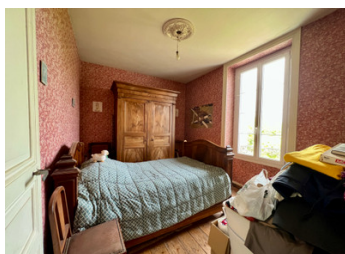
The house has ample space and needs some modernising, redecorating and rewiring work to be carried out, which is reflected in the price. Its superb and totally enclosed garden, with mature trees and shrubs, is a safe haven for children and pets and an oasis of peace. The location of the property, in the centre of a village which has a bakery, a café/restaurant, a post office and a doctor's surgery, is excellent. The larger village of Jarnac, with all amenities, is only 4 km away. The house has an excellent energy label, which is amazing for an old house like this. All in all this is a great...

## 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 on tiles.
- L-shaped living/dining room: 36m<sup>2</sup>. Parquet floor, double glazing, street facing. Wooden staircase to first floor.
- Kitchen: 13m<sup>2</sup> on tiles. Double glazing, street facing, double sink, electric stove or gas bottle for cooking.
- Small back hall.
- Shower room: 6m<sup>2</sup>, with shower cubicle and single washbasin.
- WC.
- Bedroom 1: 16.5m<sup>2</sup> on tiles. Single-glazed double doors to veranda.
- Utility room: 11m<sup>2</sup>. Street-facing, with wooden open stairs going to attic via hatch.
- Attic: 20m<sup>2</sup>, not insulated.
- Enclosed veranda: 16m<sup>2</sup>. Glass sliding doors on three sides.

### FIRST FLOOR:

- Landing: 8m<sup>2</sup> on wooden floorboards. Small hatch to attic.
- Bedroom 2: 11m<sup>2</sup> on wooden floorboards. Double glazing, garden facing.
- Bedroom 3: 17m<sup>2</sup> on wall-to-wall carpet. Double glazing street-facing.
- Bedroom 4: 17m<sup>2</sup> on wooden floorboards. Double glazing, street-facing.

### EXTERIOR:

- Garden: 926m<sup>2</sup>, walled, with mature shrubs and trees.
- Barn: 23m<sup>2</sup>.
- Heat pump in good order, recently serviced.
- Half-open barn for cars and/or storage.
- Gate to road (manual operation).

### VARIOUS:

- Southeast facing.
- Mains drains.
- Heat pump.
- Fiber internet available but not connected.

## LOCAL TAXES

Taxe foncière: 340 EUR

Taxe habitation: EUR

## NOTES