

Spacious 6-bed/3-bath charentaise property with pool, garden and privacy – near Jarnac.



INFORMATION

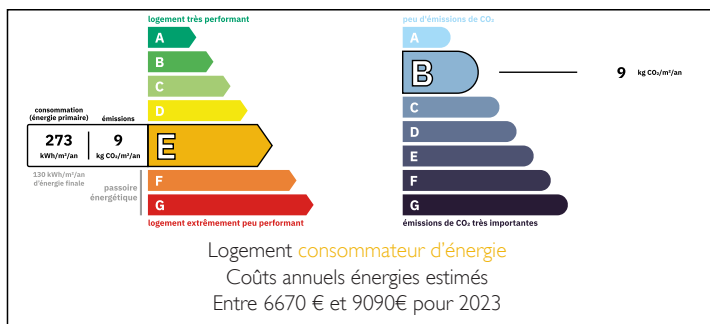
Town:	Jarnac
Department:	Charente
Bed:	6
Bath:	3
Floor:	341 m2
Plot Size:	2100 m2



IN BRIEF

This elegant and expansive detached 341 m² property with 6 bedrooms, 3 bathrooms, and a 5×10 m swimming pool offers the ideal combination of charm, space, and comfort—just 5 minutes from Jarnac in the peaceful hamlet of Chassors. Perfect as a family residence, luxury holiday home, or B&B project, the house sits on a generous 2,100 m² plot with mature trees, sunny terraces, outbuildings, and a private gated entrance.

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

You enter the property via an electronic gate into a gravelled courtyard with garden, featuring a magnificent tulip tree.

Key Features:

- 6 large bedrooms, 3 bathrooms
- Generous kitchen space (to be modernised – your opportunity to personalise)
- Stone fireplaces, exposed beams, character throughout
- Large living/dining areas with garden views
- Fully double-glazed, central heating
- South-facing pool (5×10 m) with terrace
- Spacious garage and convertible outbuildings
- Calm setting in a small hamlet (no through traffic)
- Just a 5-minute drive to shops, restaurants, river walks, and the market town of Jarnac
- 15 min to Cognac, 30 min to Angoulême (TGV), 1h30 to Bordeaux Airport

All measurements are approximate.

More info and photos 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: 1867 EUR

Taxe habitation: EUR

NOTES