

## Stunning detached 6-bed/3-bath Charentaise with pool, close to Jarnac



## INFORMATION

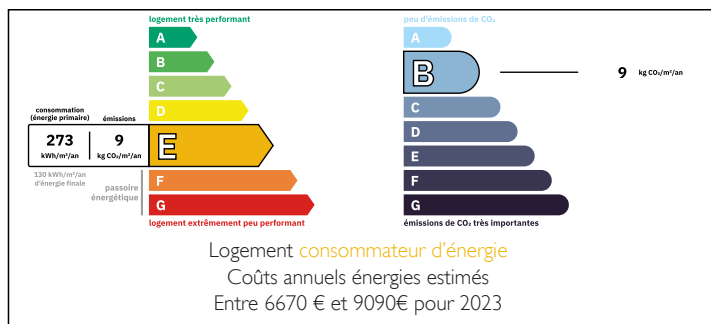
Town:	Jarnac
Department:	Charente
Bed:	6
Bath:	3
Floor:	341 m2
Plot Size:	2100 m2

## IN BRIEF

This is the house that has everything: space for a large family: potentially six bedrooms, a garden with pool to relax in on those balmy Charente evenings and the possibility to renovate the barns and chais and create gites, a large garage or a party venue for extra income. The house sits in a quiet hamlet close to the lively market town of Jarnac, where you will find all amenities. Angoulême, with its TGV 2-hour service to Paris, is at 30km distance. Bordeaux can be reached within 1,5 hour by car, the sea is at 1h15minutes' driving time.



## 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.

### GROUND FLOOR

- Entrance hall.
- Kitchen/dining room: 30m<sup>2</sup>, with double sink, electric cooker, Charentaise stone chimney and wood burner.
- Office/TV room/bedroom 14m<sup>2</sup>.
- Wine cellar/storage room.
- Hall to:
- Utility room, with 2 hot water boilers and electricity board.
- Storage room: 27m<sup>2</sup>.
- Laundry room: 8m<sup>2</sup>.
- WC with handwash basin.
- Hall to:
- Dining room: 34m<sup>2</sup>, with double sliding doors to terrace. High, sloping ceilings, from 2m93 to 4m16.
- Living room: 33m<sup>2</sup>, with open fire and beautiful Charentaise stone chimney.
- Billiards room: 31m<sup>2</sup>, with French billiards table. Sloping ceiling and sliding doors to garden.
- Office: 20m<sup>2</sup>, with chimney (decorative only). Wooden open stairs to:
- Bedroom/dormitory: 23m<sup>2</sup>, low beams, hatch to attic.

## LOCAL TAXES

**Taxe foncière: 1867 EUR**

**Taxe habitation: EUR**

## NOTES

### FIRST FLOOR

- Landing.
- Bathroom: 7.5m<sup>2</sup>, carpet, with bath, double washbasin and towel heater.
- Bathroom: tiles, with shower.
- WC.
- Bedroom: 15m<sup>2</sup>, carpet.
- Bedroom: 11m<sup>2</sup>, carpet.
- Bedroom: 16m<sup>2</sup>, carpet.
- Dressing room: 4m<sup>2</sup>.
- Bedroom: 13m<sup>2</sup>, carpet.
- Ensuite bathroom: 5m<sup>2</sup>, carpet, with double washbasin and bath.