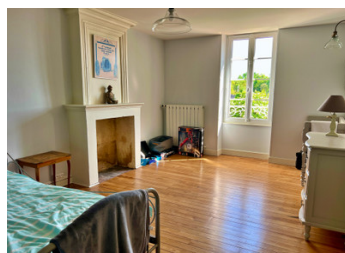
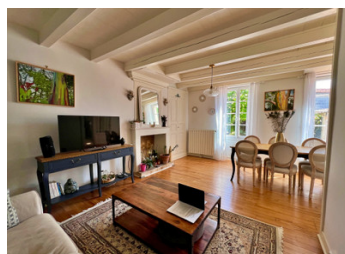


Delightful property with independent office and large loft in village close to Jarnac



INFORMATION

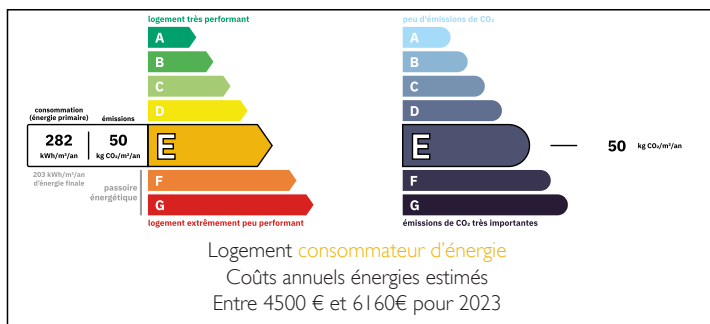
Town:	Jarnac
Department:	Charente
Bed:	3
Bath:	2
Floor:	185 m2
Plot Size:	451 m2



IN BRIEF

What a gem of a house this is! It offers space for everybody and a separate office for self-employed or teleworking people. The very large top floor with a beautiful bathroom can be used for (paying) guests or for an independent member of the family. The totally private courtyard garden is the place to relax while enjoying the warm Charentais sunshine. Your vehicles are secure in the two garages and DIY enthusiasts have a large workspace at their disposal. All floors in garages and workspace are neat and concrete. The entire property exudes class and cleanliness and I expect it to sell quickly, early viewings are therefore strongly recommended.

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

- Living/dining room: 22m2. Chimney.
- Small hall.
- WC with handwash basin.
- Kitchen: 28m2.
- Stairs down to large basement with concrete floor.
- Stairs up to:
- Landing.
- Large attic: 57m2, exposed beams.
- Bathroom with bath, wash basin and WC.

FIRST FLOOR

- Landing.
- Bedroom: 16m2. wood floor. Closed chimney.
- Built-in wardrobe, wash basin.
- Bathroom with sink, WC and shower cubicle.
- Master bedroom: 22m2, with bath tub.

LOCAL TAXES

Taxe foncière: 1 172 EUR

Taxe habitation: EUR

EXTERIOR

- Gate.
- Gravel courtyard.
- Office: 21m2.
- Workshop: 20m2.
- Garage 1: 33.30m2.
- Cold room: 7m2.
- Garage 2: 13m2.
- Open storage space: 8m2.
- Open storage space: 9m2.
- Closed storage space: 10m2.

VARIOUS

- Taxe foncière: 1 172€/year (2024).
- Mains drains.
- Oil-fired heating.
- Fiber internet connected.
- South-facing.

All measurements are approximate.

More photos and information available upon request.

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES