

Splendid Former Distillery, Heritage. 300 m residence with spacious rooms. 900 m of outbuildings



INFORMATION

Town:	Mareuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	300 m2
Plot Size:	3874 m2

IN BRIEF

Splendid 19th-century building featuring a fabulous distillery.

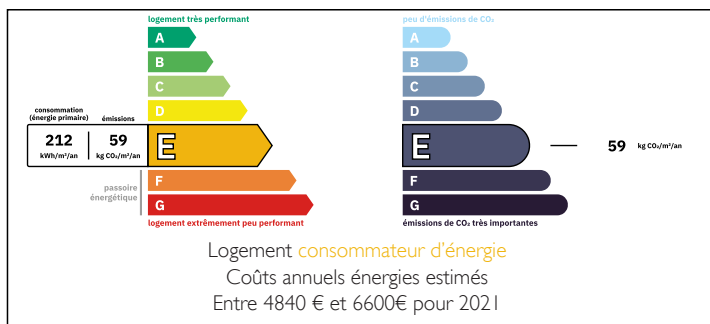
Located in a small hamlet nestled among the Cognac vineyards, this vast property will delight lovers of heritage, history, and culture, as well as those seeking to create an exceptional place.

Access to the house is via a porch leading into the kitchen with fireplace or through the main entrance in the center, which opens to the left onto a dining room and to the right onto a living room with fireplace and a small bedroom; then a boiler room. The wide curved staircase conceals a toilet, then leads to the first floor where a large landing serves two huge bedrooms of 33 m² each.

On the second floor, accessed by the same beautiful staircase, are two convertible attic spaces totaling 85 m².



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

Detailed Measurements

RIGHT WING:

Barn: 66.5 m²

Workshop: 36 m²

Porch under arch: 79 m²

ENTRANCE under porch: 30 m²

MAIN HOUSE:

Kitchen: 22 m²

Living Room 1: 33.4 m²

Cellar: 22.3 m²

Main Entrance: 14.6 m²

WC: 2.5 m²

Living Room 2: 21.9 m²

Bedroom: 11.3 m²

Boiler Room: 24 m²

FIRST FLOOR:

Landing: 15 m²

Bedroom 1: 33.3 m²

Bedroom 2: 33.5 m²

SECOND FLOOR:

Convertible attics: 55.4 m² + 33.7 m²

LEFT WING:

Fuel shed and workshop: 30 m² + 12 m²

Cuvier wine cellar: 163 m²

Distillery: 55.3 m²

HANGAR:

Workshop: 37.2 m²

Lean-to shelter: 370 m²

Location:

12 minutes from Jarnac

35 minutes from Angoulême

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the G  orisques website :