



Ref: A40515MUC16

Price: 298 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Charming stone house with outbuildings on 10,780 m of land near the centre of Jarnac.



### INFORMATION

Town: Mainxe-Gondeville

Department: Charente

Bed: 2

Bath:

Floor: 93 m2

Plot Size: 10780 m2









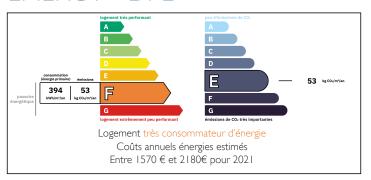




# IN BRIEF

This beautiful 93 m<sup>2</sup> stone house offers an exceptional living environment in a quiet hamlet close to all amenities near Jarnac, on a 10,780 m<sup>2</sup> plot. The ground floor comprises a living room, a kitchen opening onto a beautiful, light-filled veranda, a bathroom and a laundry/utility room. Upstairs, there are two bedrooms, one with a closed fireplace, a WC and a dressing room. The entire property is currently being redecorated. Huge outbuildings in good condition could be used for projects such as workshops accommodation: a 36 m<sup>2</sup> boiler room/garage, a large 60 m<sup>2</sup> wine cellar, a 67 m<sup>2</sup> garage with cellar and a 70 m<sup>2</sup> covered shelter. A magnificent enclosed garden with 364 rare trees (American walnut, ash, oak, cherry, etc.) will charm you with their beauty and the tranquillity they provide. A true haven of...

## ENERGY - DPE



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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.

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## LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

- 93 m² house comprising a veranda, kitchen, living room, bathroom and toilet/laundry room on the ground floor. Upstairs there are two bedrooms, one with a cupboard and the other with a fireplace, a toilet and a dressing room.

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- Outbuildings: a boiler room/garage of approximately  $36 \text{ m}^2$ , a wine cellar of  $60 \text{ m}^2$ , a large garage of  $53 \text{ m}^2$  and a cellar room of  $14 \text{ m}^2$ , a covered and open shelter of  $70 \text{ m}^2$ .
- 10,780 m<sup>2</sup> plot with numerous trees
- Gas boiler and wood-fired boiler if desired, with cast iron radiators,
- Double glazing throughout
- Insulation redone
- Recently tarmaced for better access to the property
- 2 wells
- Sanitation system needs to be redone.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr