

Charming 4-bed/2-bath stone house with large private garden and development potential in the centre of Jarnac

EXCLUSIVE



INFORMATION

Town:	Jarnac
Department:	Charente
Bed:	4
Bath:	2
Floor:	232 m2
Plot Size:	4727 m2

IN BRIEF

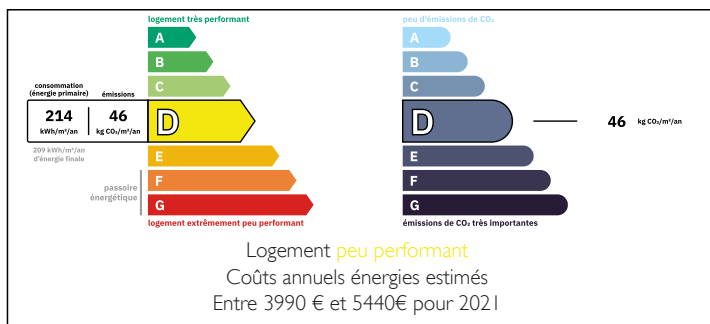
Set back from the road in a peaceful setting, this charming stone house offers bright, spacious and beautifully maintained accommodation throughout.

The property immediately impresses with its welcoming atmosphere and generous volumes. It features a large living room with fireplace and exposed beams, a modern kitchen, a spacious dining room or office space and a light-filled, heated veranda opening onto the garden. Upstairs, there are four well-proportioned bedrooms, a family bathroom with corner spa bath, a shower room, and ample storage throughout.

To the rear, a superb enclosed and mature 4,727 m² garden includes an outdoor spa, ideal for relaxation. The land is fully constructible and offers excellent potential: it can be divided to create an independent building plot of approximately 2,500 m², making this property particularly attractive for investment or a

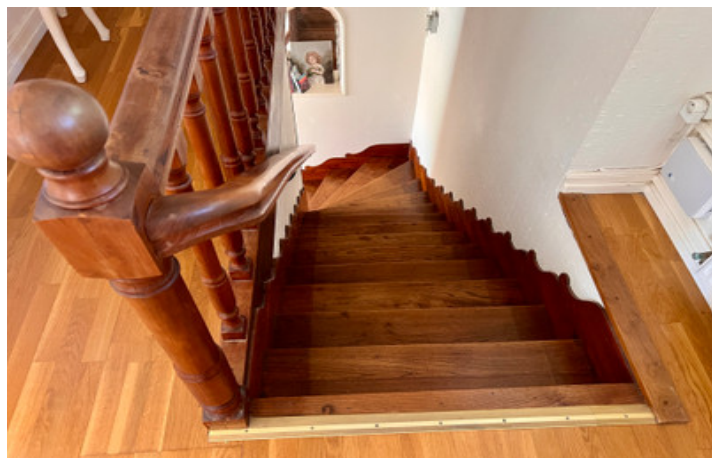


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2036 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

- Entrance hall: 12.65 m²
- Kitchen: 17.00 m²
- Back kitchen/utility room: 17.35 m²
- Dining room: 22.15 m²
- Heated veranda: 33.08 m²
- Living room with fireplace: 46.32 m²
- WC with handwash basin

FIRST FLOOR

- Landing
- WC:
- Bathroom with corner jacuzzi bath and double wash basin
- Bedroom 1: 16.44 m²
- Bedroom 2: 17.11 m²
- Bedroom 3: 15.47 m²
- Hallway
- Bedroom 4: 15.65 m²
- Shower room

OUTSIDE

- 4 727 m² enclosed and mature garden, completely private
- Fully constructible land, with the possibility to divide and create a separate building plot of approx. 2,500 m²
- Garage for one car
- Large outbuilding of approx. 43 m² (with kitchen and electric heating)
- Annex with mezzanine of approx. 14 m²
- Hangar of approx. 116 m² (height approx. 4.5 m)
- Wine cellar
- Outdoor jacuzzi
- Two entrances (electric gate and manual gate)
- Borehole providing water for garden irrigation

LOCATION

Ideally located close to the centre of Jarnac, the property enjoys a peaceful setting while remaining well connected. Cognac is just 10 minutes away, Angoulême — with its TGV station providing direct links to Paris — is approximately 30 minutes away,