

Stunning 4-bed/3-bath property with tennis court and indoor pool, close to centre of Jarnac

EXCLUSIVE



INFORMATION

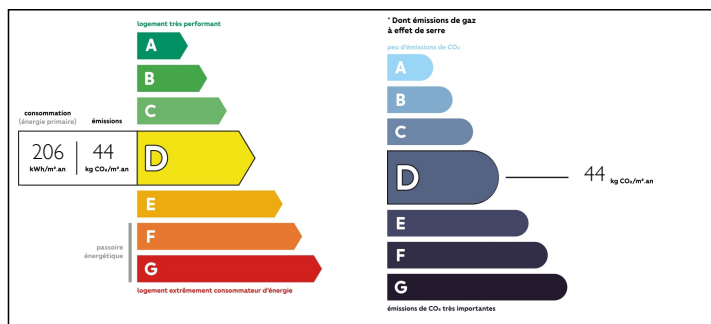
Town:	Jarnac
Department:	Charente
Bed:	4
Bath:	3
Floor:	358 m2
Plot Size:	2932 m2

IN BRIEF

A rare find, this large and bright property designed by an architect but with a classic Charentaise exterior. It oozes charm and offers an enormous amount of space for the whole family. An indoor pool with lounge area and an outdoor tennis court are there to keep (or become) fit, whilst also serving as a relaxing space after a hard day's work. The huge attic is the ultimate play room or can be turned into a cinema or snooker room, the possibilities are endless! The mature and not-overlooked garden is an ideal place to have lunch in the shadow of the pine tree in the warm Charente climate. There's a double garage and more parking space at garden level, so you can bring all your cars or leave one safely locked in the garage if your main residence is abroad. This property is a must-see for all those looking...



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: **3874 EUR**

NOTES

DESCRIPTION

STREET LEVEL

- Double garage: 60m²
- Storage room: 18m²
- Entrance hall
- Wine cellar

Stairs going down to:

GROUND FLOOR @ GARDEN LEVEL

- Hall
- 2 toilets
- Bedroom: 12m²
- En-suite bathroom with bubble bath and double wash basin
- Dressing
- Interior garden with sliding doors
- Living room with open fire: 65m²
- Dining room: 24m²
- Kitchen: 19m²
- Utility room: 12m²
- Summer kitchen: 18m²
- Boiler and storage room: 28m²
- Office: 13m²

Wooden spiral staircase from living room to:

FIRST FLOOR

- 3 bedrooms (18m², 18m² and 13m²) one with wash basin
- Bathroom with bath, double wash basin and shower cubicle
- Shower room with wash basin

Wooden spiral staircase to:

LARGE ATTIC: 91m²

- Fully insulated
- High ceiling
- Concrete floor with wall-to-wall floor covering = no creaking noises!

EXTERIOR

- A delightful, covered pool area of 137m² with an