

UNDER OFFER: Spacious 4 bedrooms village house with a lovely small garden 5 minutes from Jarnac.



INFORMATION

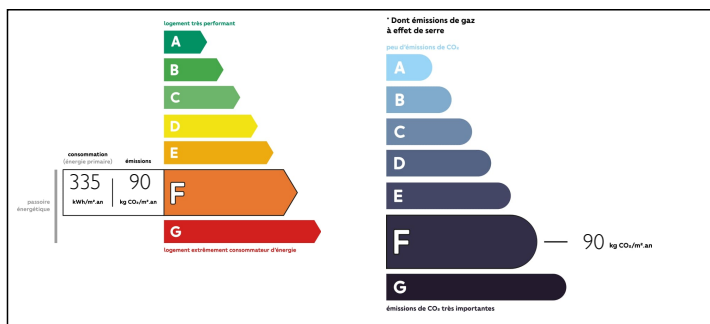
Town:	Saint-Même-les-Carrières
Department:	Charente
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	842 m2



IN BRIEF

REDUCED TO SELL. The vendors have significantly reduced the price to entice a quick sale. A perfect "lock up and leave" holiday home. 4 bedrooms, 2 bathrooms with enclosed and easy-to-maintain garden. In a village with commerce, close to charming Cognac. Also livable all year round. Early viewing is highly 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.



LOCAL TAXES

Taxe foncière: **882 EUR**

NOTES

DESCRIPTION

On the ground floor the property offers:

Fully fitted kitchen (8m²), with adjoining laundry room.

Large reception room (41m²), with beams.

The hallway gives access to the enclosed south-facing and not overlooked garden with summer sitting area.

The first floor:

Landing leading to:

Bedroom 1 - 11m²

Bedroom 2 - 10m²

Bedroom 3 - 11m²

Shower room 3,5m²

Separate toilet 1.5m²

The second floor:

Master bedroom 33m², which can easily be converted into 2 bedrooms.

Bathroom, with toilet - 16.5m²

In the garden, there is a room (8m²), which can be used as an office or small sports facility.

From the garden, you have access to the barn (78m²), with a parking possibility. Part of this barn can be converted into a "maison d'amis" (subject to permission).

A separate plot of land (634m²) is located 50 metres away, and is ideal for a vegetable garden.

The village has a primary school, baker, bar, pharmacy, and post office.

Jamac can be reached easily by bicycle (about 30 minutes), following the Flow Velo route along the Charente river. By car, Jamac is only 5 minutes away. Jamac has bars, restaurants, and all necessary amenities.

At about 10 minutes drive you have a lovely golf course surrounded by vineyards.

Cognac, with its summer music festivals, bars, restaurants, and other kinds of activities is 15