

Large renovated property, 4 bedrooms. Garden, Outbuildings, Garage, well. 10 minutes from Chateauneuf.



## INFORMATION

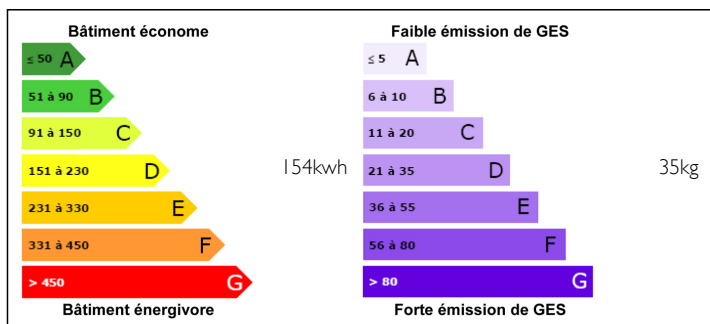
Town:	Jurignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	385 m2
Plot Size:	9770 m2

## IN BRIEF

Located in the southern Charente department, this property is in a quiet hamlet with beautiful views of the surrounding countryside. A great opportunity to acquire a house comprising on the ground floor a veranda with a view onto the garden, a fitted kitchen, a laundry/boiler room, a dining room, a bedroom with shower room and toilet. A large living room adjoining a space that could be an independent apartment with dining room, office/bedroom, bathroom wc and kitchen. On the 1st floor: 3 bedrooms including one adjoining, toilet and large mezzanines. Outside: garage, various small outbuildings, garden, land, well and a cellar 10 minutes from Chateauneuf-sur-Charente, 15 minutes from Barbezieux, 25 minutes from Angoulême.



## 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: 1439 EUR

## NOTES

## DESCRIPTION

Access to the house is through a bright conservatory 28m<sup>2</sup> with a beautiful view of the garden. Following on from that is a laundry/boiler room with a WC.

On the left of the conservatory, you will find a 20m<sup>2</sup> kitchen and on the right a 35m<sup>2</sup> dining room with a wood stove as well as a 6m<sup>2</sup> shower room with WC and a first bedroom 23m<sup>2</sup>.

After that, a large living space of 102m<sup>2</sup> with a 31m<sup>2</sup> office.

All the floors are tiled with the exception of the bedrooms with wood floor and the bathroom.

Adjacent to the large living space, an opportunity for a gîte/apartment. This space consists of:

a dining room 48m<sup>2</sup>

a kitchen 5m<sup>2</sup>

a room/office 9m<sup>2</sup>

a bathroom with WC.

Upstairs, access through the large living space  
3 bedrooms respectively 20m<sup>2</sup>, 16m<sup>2</sup> and one adjoining 37m<sup>2</sup>

WC with sink.

2 large mezzanines respectively 46m<sup>2</sup> and 18m<sup>2</sup>.

Outside, you will find

a 80 m<sup>2</sup> garage

a terrace overlooking the garden

a 16m<sup>2</sup> garden shed

small outbuildings 12m<sup>2</sup>

fenced land with truffle trees and many other fruit trees

well

cellar 23m<sup>2</sup>

Nearby towns are Châteauneuf sur Charente and Barbezieux where you will find supermarkets, bakers, doctors, schools, weekly markets and much more.

Technical Information

Boiler new : oil

Good insulation