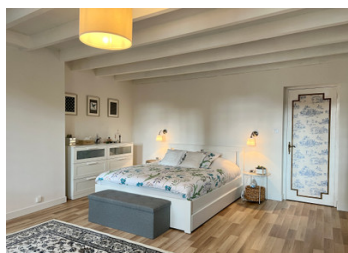


OFFER ACCEPTED Delightful family home with large, romantic garden in village close to Jarnac



INFORMATION

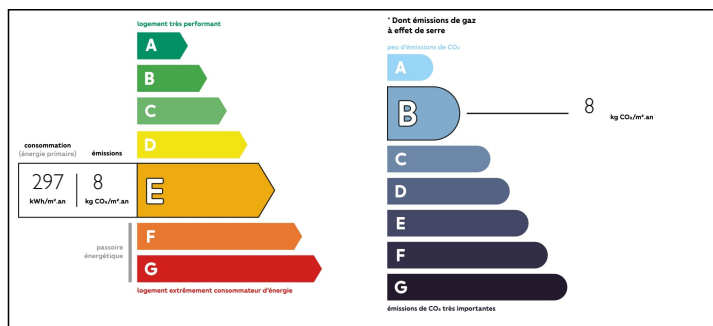
Town:	Jarnac
Department:	Charente
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	1420 m2



IN BRIEF

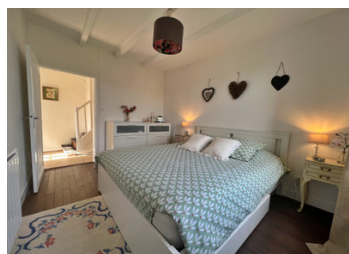
Huge price drop for this bright & beautiful house from the late 19th century, that has been lovingly restored by its current owners. An ideal family home with a gorgeous, large, totally enclosed garden, an attached huge barn which could be converted into a second 3- or 4-bedroom house, and a separate small house with a brand-new roof, which after conversion would make a lovely gîte, providing extra income. The house sits in the centre of a nice village at walking distance from a bakery, café, post office and a doctor's surgery, and 4kms from the bustling river-side town of Jarnac, with its schools, supermarkets and thriving social life.

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.



DESCRIPTION

MAIN HOUSE

Ground floor:

- Entrance hall (10m²) on tiles.
- Living room (26m²) on parquet floor with brand-new oak beams, beautiful natural stone mantelpiece and two large windows looking out over front courtyard.
- Dining room (20m²) on tiles, double aspect, with wood burning stove and double terrace doors onto the garden.
- Kitchen (10m²) on tiles, double aspect, looking out over the garden.
- Hall with built-in storage cupboard.
- Separate toilet.
- Shower room (3m²) with shower cubicle and washbasin.

Wooden stairs from entrance hall leading to:

First floor:

- Landing (6m²) on oak laminate floor.
- Master bedroom/Parental suite (29m²) on oak laminate floor, with walk-in wardrobe and windows looking out over front courtyard.
- Walk-in wardrobe/storage room (10m²), leading to:
 - En-suite bathroom (11m²) on parquet floor, with shower cubicle, toilet, washbasin and large jacuzzi bath.
- Bedroom 2 (10m²), on wooden floorboards, looking out over garden.
- Bedroom 3 (9m²) on wooden floorboards, looking out over front courtyard, with built-in cupboard.

Stairs from landing up to:

- Large attic (66m²): lots of storage space or can be converted into more living space.

ANNEXES

- Barn (66m²): large garage that can accommodate a motorhome and a car + workspace + man cave, containing new "Grande" pellet stove.
- Barn (110m²): can be converted into 3-4 bedroom

LOCAL TAXES

Taxe foncière: 1217 EUR

NOTES