

Fantastic 3 bed/2 bath family home with two-car garage set among the vineyards, close to Jarnac



## INFORMATION

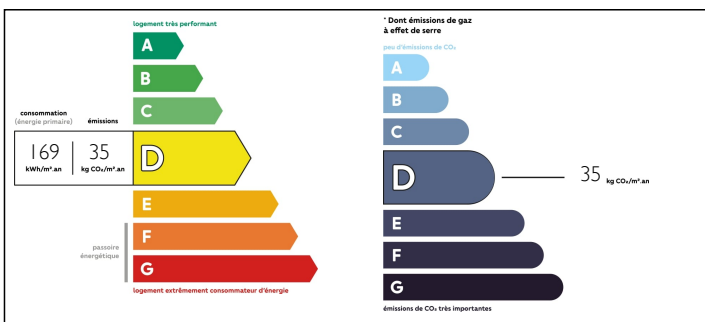
Town:	Mainxe-Gondeville
Department:	Charente
Bed:	3
Bath:	2
Floor:	178 m2
Plot Size:	2036 m2

## IN BRIEF

This beautiful and welcoming house sits at a 2-minute driving distance from the vibrant riverside town of Jarnac, where you can find all amenities. The double-aspect living room, with its large sliding doors to both terraces and views of the vineyards, lets in lots of sunlight and is a haven of peace. The kitchen is fully-equipped and the dining room is big enough to host dinner parties for friends and family. The bedrooms all have lovely views and the very spacious master bedroom has its own en-suite shower room. The two-car garage and workshop behind it offer plenty of space for vehicle maintenance and DIY jobs and there are cat flaps for your feline family members. All those looking for space, comfort and privacy in the beautiful Charente countryside, yet not being isolated, should come and view this lovely property.



## 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: 993 EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

- Entrance hall: 5m<sup>2</sup>.
- Toilet: 1m<sup>2</sup>, with handwash basin
- Kitchen: 12m<sup>2</sup>.
- Dining room: 18m<sup>2</sup>.
- Living room: 40m<sup>2</sup>, with sliding doors to terraces.
- Double garage: 32m<sup>2</sup>.

### FIRST FLOOR

- Large landing with sloping ceiling: 25m<sup>2</sup>, on oak laminate floor
- Bathroom: 7m<sup>3</sup>, with bath, shower cubicle, WC and wash basin.
- Small hallway with built-in cupboards, leading to:
- Bedroom 1: 19m<sup>2</sup>, on oak laminate floor, view to vineyards.
- Bedroom 2: 17m<sup>2</sup>, on wood floor, with built-in wardrobes, view to vineyards.
- Bedroom 3: 30m<sup>2</sup>, on parquet floor, with double aspect views to vineyards and front lawn.
- En-suite shower room: 4m<sup>2</sup>, with shower, WC and wash basin.

### EXTERIOR:

- Wide gravel driveway with space for 3 cars.
- Terraces on West and NW side of the house.
- Large garden surrounding the house, enclosed by hedges and with some mature trees, leading onto vineyards behind the house.

### LOCATION

- 2.8 km from Jarnac, in the sunny Charente region of SW France.
- 2 km from local train station, with trains going to Angoulême, from where a 2-hour train journey takes you to Paris Montparnasse.
- The N141 is within easy reach to get to the Atlantic coast.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>