

Detached 6 Bedroom , 4 bathroom, Maison de Maitre with Guest house, Walled garden with pool , Barn



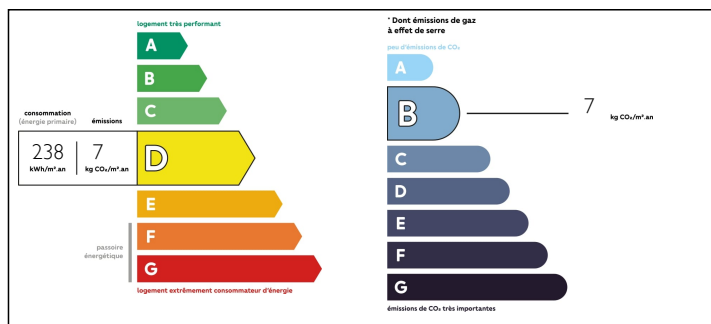
INFORMATION

Town:	Mérignac
Department:	Charente
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	1365 m2

IN BRIEF

Renovated Charentaise home, with adjoining second house (rental potential) swimming pool and large barn. With 6 bedrooms and 4 bathrooms, a beautiful walled garden with pool, this is a much sought after property type. Situated near Bourras, Merignac and 7km from picturesque river town, Jarnac with schools, shops bars and restaurants. The owners house comprises 4 bedrooms and the second house has a bedroom on the ground floor and one on a gallery mezzanine. A popular area for tourism with Cognac only a 15 minute drive. Accessible from Bordeaux in 110km and La Rochelle in 120km, offering guests the possibility for day trips to the Atlantic coast. Cognac 20 kms and Angouleme 25kms

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: 1450 EUR

NOTES

DESCRIPTION

MAIN HOUSE

GROUND FLOOR Entrance hall (16m²), with attractive checkerboard tiled floors and original staircase, exposed stone walls and door to garden. Kitchen (28m²) Very bright with 2 tall windows to the front and a door to the back. Checker board tiles continue and exposed stone walls a spacious room with large cast iron log burner, and ample space for dining. Sitting room/dining room (26m²) fireplace and log burner. 2 tall windows to front. Door to laundry room with door to back. Guest WC

1ST FLOOR wooden floor boards throughout: Master bedroom (26m²) with decorative fireplace and 3 tall double aspect windows. Bathroom (5,50m²) with shower and WC Bedroom 2 (30m²) another large bedroom (currently used as a sitting room) with 3 windows to front and back, and connecting door to second house quarters.

2ND FLOOR wooden floor boards. Bedroom 3 (23m²) Bathroom with shower and WC. Bedroom 4 (24m²)

SECOND HOUSE ACCOMMODATION

Ground floor: A quaint entrance hall (11m²) of pale exposed stone walls leads to bedroom 5 (12m²) with shower room and WC. Via the kitchen you enter a spacious room with high beamed ceilings; a sitting/dining room with mezzanine and 6th bedroom in the eaves (35m² + 20m²)

First floor: Landing to bathroom (5.50m²) with bath and WC.

EXTERIOR

Enclosed private walled garden with lawn, trees and flowerbeds. A large double barn with gateway outside and a smaller barn with water storage tank, swimming pool and terraced areas. To the front, graveled parking area and lavender hedge.

A...