

Charming stone haven with majestic interiors and scenic outdoor splendour.



INFORMATION

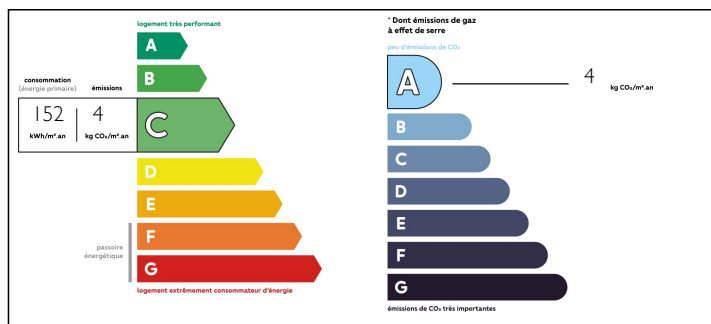
Town:	Julienne
Department:	Charente
Bed:	2
Bath:	2
Floor:	162 m2
Plot Size:	2221 m2

IN BRIEF

Nestled between the charming towns of JARNAC and COGNAC in the Charente department, this majestic stone residence spans approximately 162 m2 of living space, situated on a spacious enclosed plot of about 2221 m2. The ingenuity deployed in the renovation of this property is simply remarkable, revealing a perfect blend of tradition and modernity. The preservation of the authentic character of the stones has been meticulously ensured by the installation of wall insulation, showcasing a dedicated approach to preserving the charm of yesteryears. A striking feature of this residence lies in the exposed framework of the living room, with a new elegance that surpasses even the structures of the past. The cathedral-like living room, impressive in its design, is adorned with an imposing stone fireplace, creating a warm and inviting atmosphere that makes this room the true heart of the house.



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: 1206 EUR

NOTES

DESCRIPTION

The stone and solid wood floorings lend an authentic and refined atmosphere to every corner of the residence. On the ground floor, a utility room, a dressing room, and a bathroom harmoniously complete the layout. An intriguing possibility also arises, with the potential to create a bedroom in place of the utility room, adding a touch of flexibility to the arrangement.

The mezzanine floor elegantly reveals two bedrooms and a bathroom, offering a comfortable and well-organized private space. A covered terrace, adding a pleasant outdoor dimension, provides access to annexes that prove to be essential and practical spaces. The beautifully landscaped exterior unveils a charming ornamental pond, adding a bucolic touch to the garden.

A double garage and a carport complete the amenities of this property. This surprising and luxurious house is a true paradise for those who appreciate quality and comfort. It embodies the perfect alliance between the history embedded in its walls and modern conveniences, creating an exceptional haven of life in the heart of an enchanting setting.

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