LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34645ELM16 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

19th century property with pool, garage, outbuildings, garden close to amenities and 8mn from Jarnac, Charente















INFORMATION

Town:	Mérignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	350 m2
Plot Size:	1070 m2

IN BRIEF

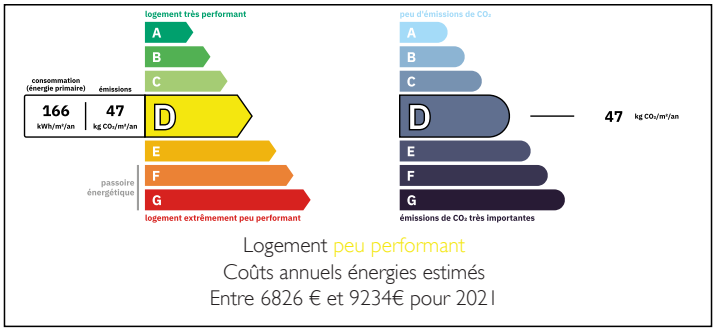
Discover this charming 19th century Charente property, nestled in the heart of Mérignac in the Charente region.

Its stone facades and elegant motorized porch make it a characterful residence. Inside, large living spaces bathed in light welcome you. The reception rooms, decorated with fireplaces and stone walls, offer a warm and authentic setting. The fully equipped kitchen opens onto a sunny terrace overlooking the landscaped garden, the swimming pool and a bioclimatic terrace. The property also has an independent apartment, numerous outbuildings including a garage and a partly vaulted cellar.

All set in a walled and mature garden, offering perfect privacy.

Located just 8 minutes from Jarnac, 19 minutes from Cognac and 25 minutes from Angoulême, this property enjoys a privileged location, close to all amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6826 € et 9234€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34645ELM16 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2590 EUR**

NOTES

DESCRIPTION

Discover this charming 19th century Charente property, nestled in the heart of Mérignac in the Charente region.
Its stone facades and elegant motorized porch make it a characterful residence. Inside, large living spaces bathed in light welcome you. The reception rooms, decorated with fireplaces and stone walls, offer a warm and authentic setting. The fully equipped kitchen opens onto a sunny terrace overlooking the landscaped garden, the swimming pool and a bioclimatic terrace. The property also has an independent apartment, numerous outbuildings including a garage and a partly vaulted cellar.
All set in a walled and mature garden, offering perfect privacy.

Located just 8 minutes from Jarnac, 19 minutes from Cognac and 25 minutes from Angoulême, this property enjoys a privileged location, close to all amenities.

About the Charente region
Nestled in the heart of one of the most authentic and unspoiled regions of Southwest France, the Charente countryside captivates with its gentle way of life, its bucolic rolling landscapes, its lively farmers' markets, its charming villages, and its rich heritage. Here, time seems to stand still, providing an ideal setting to recharge in nature while enjoying a region renowned for its cultural richness and gastronomic excellence.

More photos and floor plans are available upon request.
Please find below a more detailed description.

TECHNICAL INFORMATION
Energy effiency rating D
Double glazing
Central heating: oil - condensing boiler with regulator, fireplace (wood) and reversible air / air air conditioning in the living room
Water Softener