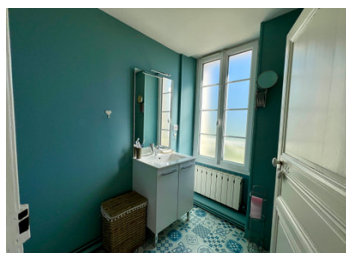


Delightful and spacious 3-bed/2-bath house with independent office & converted loft close to Jarnac



## INFORMATION

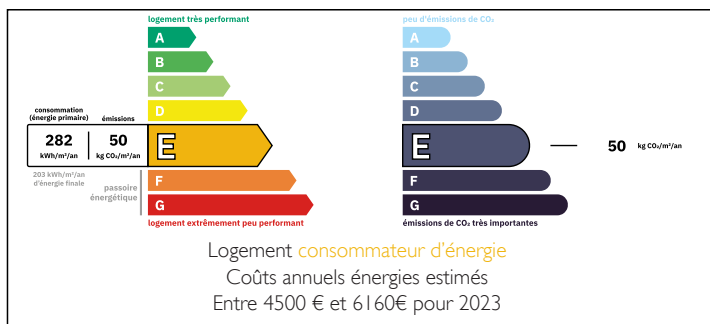
|             |          |
|-------------|----------|
| Town:       | Jarnac   |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 185 m2   |
| Plot Size:  | 451 m2   |



## IN BRIEF

This elegant, light-filled property set in a quiet village, is ideal for remote workers, extended families, or anyone needing generous space with modern comfort.

## 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

### FEATURES

- A self-contained home office (21 m<sup>2</sup>) — perfect for telework or private business use.
- A top-floor guest suite with exposed beams, ensuite bathroom, and 57 m<sup>2</sup> of floor space — ideal for visitors, teens, or even rental income.
- A charming, south-facing courtyard garden, totally private — your sunny Charente escape.
- Two garages, large workshop, cold room, and multiple storage areas — rare at this price.
- Fiber internet, oil-fired heating, mains drainage, and a neat, concrete floor basement.

Inside, you'll find a spacious kitchen (28 m<sup>2</sup>), elegant living area, 3 large bedrooms and two full bathrooms — plus unique extras like built-in wardrobes, original floors and a bath tub in the master bedroom.

Why you'll love it: flexibility, light, charm — and true move-in condition. Whether you're relocating, retiring, or looking for a creative work-from-home base, this property adapts to your lifestyle.

Just 10 minutes to Jarnac and the Charente river.

All measurements are approximate.

More photos and information available upon request.

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

## LOCAL TAXES

Taxe foncière: 1172 EUR

## NOTES