

Charming stone house with outbuildings on 10,780 m of land near the centre of Jarnac.



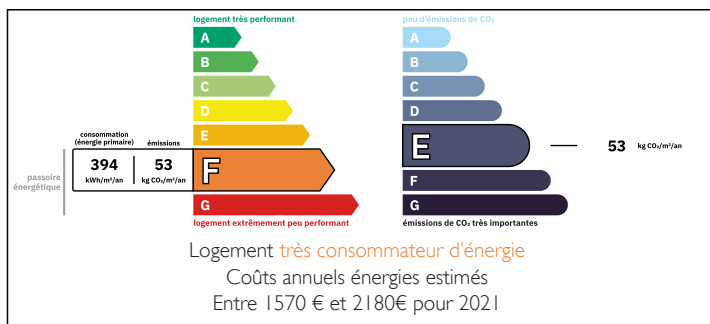
INFORMATION

Town:	Mainxe-Gondeville
Department:	Charente
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	10780 m2

IN BRIEF

This beautiful 93 m² stone house offers an exceptional living environment in a quiet hamlet close to all amenities near Jarnac, on a 10,780 m² plot. The ground floor comprises a living room, a kitchen opening onto a beautiful, light-filled veranda, a bathroom and a laundry/utility room. Upstairs, there are two bedrooms, one with a closed fireplace, a WC and a dressing room. Huge outbuildings in good condition could be used for future projects such as workshops or accommodation: a 36 m² boiler room/garage, a large 60 m² wine cellar, a 67 m² garage with cellar and a 70 m² covered shelter. A magnificent enclosed garden with 364 rare trees (American walnut, ash, oak, cherry, etc.) will charm you with their beauty and the tranquillity they provide. A true haven of peace and serenity, this is a...

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

- 93 m² house comprising a veranda, kitchen, living room, bathroom and toilet/laundry room on the ground floor. Upstairs there are two bedrooms, one with a cupboard and the other with a fireplace, a toilet and a dressing room.
- Outbuildings: a boiler room/garage of approximately 36 m², a wine cellar of 60 m², a large garage of 53 m² and a cellar room of 14 m², a covered and open shelter of 70 m².
- 10,780 m² plot with numerous trees
- Gas boiler and wood-fired boiler if desired, with cast iron radiators.
- Double glazing throughout
- Insulation redone
- Recently tarmaced for better access to the property
- 2 wells
- Sanitation system needs to be redone.

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

NOTES