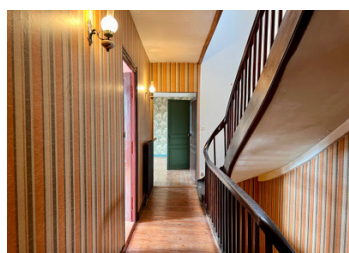


Elegant 6-bed/2-bath riverside residence with magnificent Charente views in the heart of Jarnac



INFORMATION

Town:	Jarnac
Department:	Charente
Bed:	6
Bath:	2
Floor:	281 m2
Plot Size:	0 m2



IN BRIEF

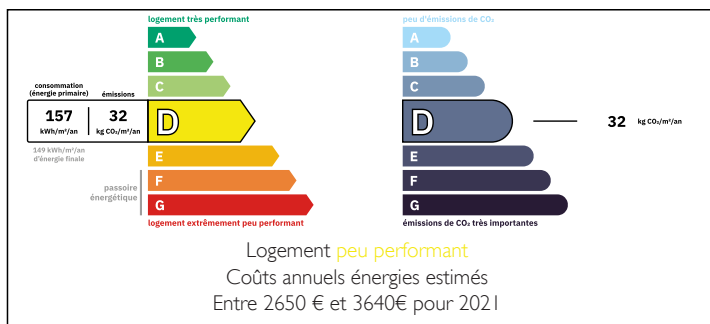
A rare opportunity to acquire a substantial period residence enjoying magnificent views over the Charente River, right in the heart of the lively town of Jarnac.

The property would benefit from updating, which is reflected in the attractive asking price, but offers exceptional space and considerable potential. It would make a wonderful home for a large family or, subject to the necessary permissions, could lend itself to tourist accommodation or commercial use.

Large double-glazed windows flood the interior with natural light while helping to keep outside noise to a minimum. Despite its enviable riverside position, the property itself remained unaffected even at the height of the flooding in February 2026.

Once a much-loved family home, this elegant residence is now waiting for a new owner to restore

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: 2225 EUR

NOTES

DESCRIPTION

GROUND FLOOR

- Entrance hall
- Dining room: 25m2
- Kitchen: 12.5m2, with double sink and serving hatch to dining room. Double doors to entrance hall
- Living room: 32m2, with functioning chimney in natural stone and exposed beams
- Utility room: 11m2, with Frisquet gas boiler from 2016
- Garage for 1 car: 34m2, with sink and hot air pump providing hot water

Wooden stairs to:

- Atelier/work place: 36m2

Steps to:

FIRST FLOOR

- Office : 4m2
- Dressing
- Through to:
- Bedroom 1 : 20m2
- Bedroom 2: 17.5m2
- Bedroom 3: 27m2, with closed chimney and 2 walk-in wardrobes
- WC
- Bathroom: 6m2, with bidet + washbasin + shower cubicle

Stairs up to:

SECOND FLOOR

- Two offices: 11m2 and 5m2
- Bedroom 4: 16m2, with closed chimney
- Bedroom 5: 17m2
- Bedroom 6: 28m2
- Dressing
- Bathroom: 9.5m2, with WC + bidet + bath + washbasin

Steps down to:

- Walled terrace offering total privacy at the back of the property: 34m2