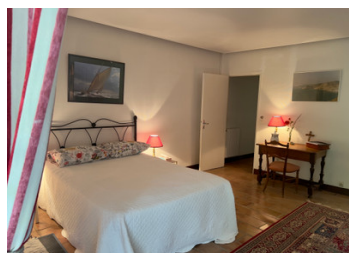


Beautiful 4-bed/2 bath country house with vast gardens and swimming pool, close to Jarnac



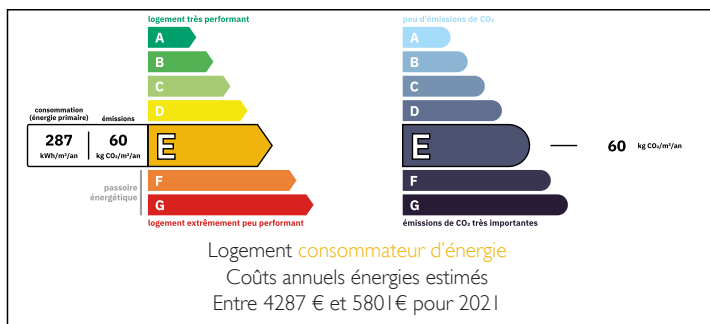
INFORMATION

Town:	Jarnac
Department:	Charente
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	10000 m2

IN BRIEF

Set in peaceful countryside on the edge of Foussignac, this spacious 225m2 home offers 4 bedrooms, of which one on the ground floor. It is an ideal full-time residence or holiday retreat with enormous potential. The ground floor includes a bright kitchen/dining area with wood burner, a large living room with fireplace, a WC, a utility room, a storage room, a large bedroom with en-suite shower room and direct access to the garden and terrace. Upstairs, the first floor currently has 3 bedrooms, a dual access bathroom and separate WC. While functional and insulated, this level would benefit from layout improvement – a simple reconfiguration (removing stud walls, updating flooring and bathroom) could transform the space. The large second-floor offers excellent ceiling height and is currently used as an office but could easily become guest accommodation.

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: **1483 EUR**

NOTES

DESCRIPTION

ADDITIONAL FEATURES

- 10,000 m² of land (1 hectare).
- Large driveway with parking space for multiple cars and motorhome.
- 90 m² garage/workshop.
- Outbuilding of 60 m², permission to extend by 30%.

Please note: There are wine tanks located on the adjacent parcel, used seasonally by a local Cognac producer. They are visible from the driveway into the property but not from the house or the lawn in front of it and they do not affect the calm and enjoyment of the property. They are part of the region's authentic winemaking heritage.

LOCATION

Just a few minutes from the centre of Jarnac with its shops, restaurants, and river activities. Angoulême TGV train station is approximately 30 minutes away.

TECHNICAL ASPECTS

- Double-glazed throughout ground floor and first floor.
- Window frames all in PVC.
- High-speed internet. Fiber not connected yet but available.
- Oil-powered central heating.
- New septic tank installed in January 2025
- Taxe foncière: 1,483€ per year (2024).

POTENTIAL

A beautiful, big house with a serene atmosphere. A haven of peace for those searching for a quiet life in La Douce France. It is also a wonderful family home, with easy access to local schools, or can be used as a holiday home.

Info on Foussignac: <https://www.eterritoire.fr/territoire>