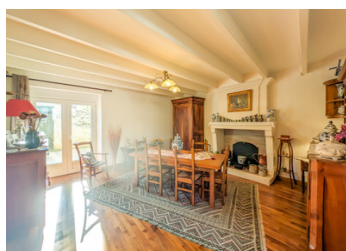
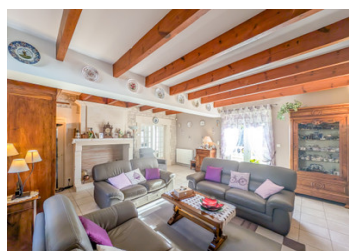


19th century stone property with pool, garage, garden walking distance to all amenities & 8mn from Jarnac



INFORMATION

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



IN BRIEF

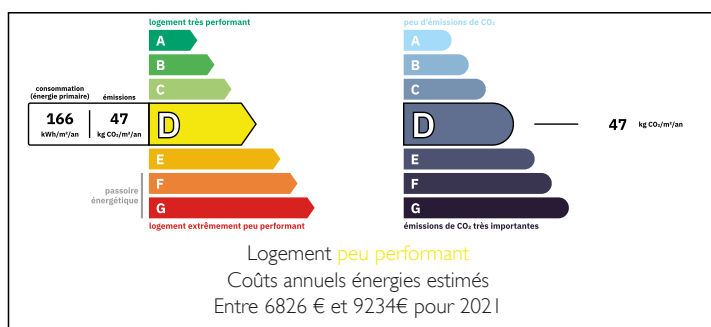
Discover this charming 19th century Charente property, nestled in the heart of Mérignac in the Charente region.

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



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

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 efficiency rating D

Double glazing

Central heating: oil - condensing boiler with regulator, fireplace (wood) and reversible air / air conditioning in the living room

Water Softener

Mains drainage

Fiber available

MAIN HOUSE

GROUND FLOOR

Entrance hall with stone walls - 8m² with a toilet - 1.5m²

Bedroom/Dining room - 24m² with access to the terrace/pool

Living room - 31m²

Equipped and fitted kitchen - 14m² with access to the terrace/pool

Living room with open fireplace - 45m² with access to the terrace/pool

Veranda - 28m² giving access to a second entrance hall of 7m² with a laundry area

FIRST FLOOR

First entrance hall: period wooden staircase leading to a landing of 11m² serving 2 bedrooms of 24m² and 13m², a toilet (1.5m²), a dressing room and a

LOCAL TAXES

Taxe foncière: **2590 EUR**

Taxe habitation: **EUR**

NOTES