

## Spacious residence to renovate with several outbuildings



## INFORMATION

Town:	Mareuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	300 m <sup>2</sup>
Plot Size:	3834 m <sup>2</sup>



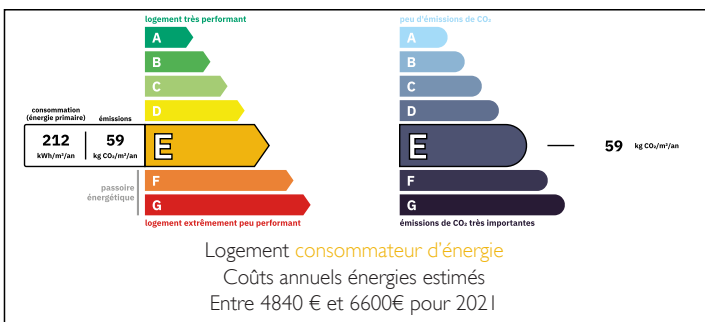
## IN BRIEF

Splendid 19th-century building.

Located in a small hamlet nestled among the Cognac vineyards, this vast property will delight lovers of heritage, history, and culture, as well as those seeking to create an exceptional place.

Access to the house is via a porch leading into the kitchen with fireplace or through the main entrance in the center, which opens to the left onto a dining room and to the right onto a living room with fireplace and a small bedroom; then a boiler room. The wide curved staircase conceals a toilet, then leads to the first floor where a large landing serves two huge bedrooms of 33 m<sup>2</sup> each. On the second floor, accessed by the same beautiful staircase, are two convertible attic spaces totaling 85 m<sup>2</sup>.

## ENERGY - DPE



On its right wing, the property houses beautiful

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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

Detailed Measurements

RIGHT WING:

Barn: 66.5 m<sup>2</sup>

Workshop: 36 m<sup>2</sup>

Porch under arch: 79 m<sup>2</sup>

ENTRANCE under porch: 30 m<sup>2</sup>

MAIN HOUSE:

Kitchen: 22 m<sup>2</sup>

Living Room 1: 33.4 m<sup>2</sup>

Cellar: 22.3 m<sup>2</sup>

Main Entrance: 14.6 m<sup>2</sup>

WC: 2.5 m<sup>2</sup>

Living Room 2: 21.9 m<sup>2</sup>

Bedroom: 11.3 m<sup>2</sup>

Boiler Room: 24 m<sup>2</sup>

FIRST FLOOR:

Landing: 15 m<sup>2</sup>

Bedroom 1: 33.3 m<sup>2</sup>

Bedroom 2: 33.5 m<sup>2</sup>

SECOND FLOOR:

Convertible attics: 55.4 m<sup>2</sup> + 33.7 m<sup>2</sup>

Renovation work is to be expected, particularly concerning the roof, sanitation system, windows, heating, and electrical installation.

LEFT WING:

Fuel shed and workshop: 30 m<sup>2</sup> + 12 m<sup>2</sup>

Cuvier wine cellar: 163 m<sup>2</sup>

Old Distillery: 55.3 m<sup>2</sup>

HANGAR:

Workshop: 37.2 m<sup>2</sup>

Lean-to shelter: 370 m<sup>2</sup>

Location:

12 minutes from Jarnac

35 minutes from Angoulême

## LOCAL TAXES

Taxe foncière: 1242 EUR

Taxe habitation: EUR

## NOTES