



Spacious contemporary home with swimming pool and river access,

€548,100

16200, Jarnac, Charente, Nouvelle-Aquitaine

Ref: 3653

* Available * 6 Beds * 1 Bath

Property Features Bedrooms : 6 Bathrooms : 2 Reception Rooms : 2 Plot (m²) : 4563 Habitable area (m²) : 259 Swimming Pool : Yes
State of Repair : Good Drainage : Mains drainage Heating system : Oil-fired ...

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French Entrée 

Property Description

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Bathrooms : 2

Reception Rooms : 2

Plot (m²) : 4563

Habitable area (m²) : 259

Swimming Pool : Yes

State of Repair : Good

Drainage : Mains drainage

Heating system : Oil-fired central heating

Taxe foncière (€) : 2395 (2020)

Nearest shop : in the town

Nearest bar : in the town

Nearest town : in Jarnac / Cognac 14km

Internet : ADSL2+ 8-30 Mb/s, 4G

Property Summary

In an idyllic setting in Jarnac's most exclusive area, this large 6-bedroom modern house (with potential to be two apartments) comes with a swimming pool and is set in over one acre of beautifully landscaped gardens which descend to the banks of the river Charente.

Full Details

HouseThe front door opens to an entrance hall from where stairs rise to the first floor level and descend to the garden level.
First floor levelFrom the entrance hall the stairs rise to second hall from where there is access to the living accommodation on this floor. To the right a doorway leads through to a large double-aspect L-shaped living room (42m²) with defined sitting and dining areas. Both the sitting and dining areas have sliding patio doors which open to a south-facing balcony (with steps to the garden) which enjoys stunning views over the garden and the swimming pool down towards the River Charente. The sitting area also has a fireplace. The kitchen (10m²) is semi-open plan with the dining area and offers a full range of fitted units. From the kitchen there is a door that opens back to the hall. The hall then leads to 3 double bedrooms (17.5m², 15.5m² and 11.5m² - the smallest currently being used as an office). The two larger bedrooms enjoy the same views as the living room. In addition to the bedrooms there is a large dressing room (9m²), a bathroom (bath, walk-in shower, wash-basin) and a separate WC.
Garden levelFrom the entrance hall the stairs descend to second hall from where there is access to the living accommodation on this floor. From the hall a pair of glazed doors opens to the living room (33m²) with fireplace and glazed doors to the garden. To the right of the hall (and also accessible from the living room) is the kitchen (10m²) with a range of fitted units. The hall then leads to 3 bedrooms (14m², 12m² and 9m²) as well as a shower room (shower and twin wash-basin) and a separate WC).
CellarThe cellars are accessed from the garden level and include a boiler room and a store room.

GarageThe integral double garage is accessible from the garden level kitchen.

ExteriorThe house sits on a beautifully landscaped plot of 4563m². To one side of the house there is a parking area which in turn leads on to the rest of the garden. The swimming pool (12m x 6m) is surrounded by attractive wooden decking, next to which is the pool house (with shower, WC and wash-basin). From the pool the garden then slopes down to the River Charente. This part of the garden is shaded by mature trees and provides a delightful space to enjoy the both the garden and river. The garden has a bored well which is pumped to water the garden and supply the pool. The views from both the house and garden are beautiful, giving the impression of being in a park yet in reality being near the heart of town.

SummarySet within easy walking distance of the centre of this popular market town, the house enjoys an idyllic and

extremely privileged location in a highly sought-after area. The design of the house means that it could easily become two independent apartments, perfect for income generation, for two families or for parents and children.

Gallery

