



## Very attractive group of buildings in the heart of a village close to Jarnac,

16200, Sigogne, Charente, Nouvelle-Aquitaine

# €700,000

Ref: 3879

\* Available \* 3 Beds \* 1 Bath

Property Features Bedrooms : 7 Bathrooms : 3 Reception Rooms : 4 Plot (m<sup>2</sup>) : 13140 Habitable area (m<sup>2</sup>) : 370 Gîte : Yes Outbuildings : Yes State of Repair : Good Drainage : Mains drainage Heating ...

## Property Description

### Property Features

Bedrooms : 7

Bathrooms : 3

Reception Rooms : 4

Plot (m<sup>2</sup>) : 13140

Habitable area (m<sup>2</sup>) : 370

Gîte : Yes

Outbuildings : Yes

State of Repair : Good

Drainage : Mains drainage

Heating system : Oil-fired central heating + wood-burning stoves + chimneys

Taxe foncière (€) : tbc

Nearest shop : In the village

Nearest bar : In the village

Nearest town : Jarnac 7km

Internet : ADSL < 3Mb/s, 4G

### Property Summary

This property includes a pretty stone house, a second house, various outbuildings and a large, attractive garden.

### Full Details

**Main House**  
**Ground floor**The front door opens into an entrance hall (26m<sup>2</sup>) with a tiled floor and an attractive wooden staircase leading upstairs. On the right of the entrance hall a door leads to an office (22m<sup>2</sup>) with a wooden floor and a chimney with a woodburning insert. Another door from the entrance hall opens to a bedroom with a wooden floor, a washbasin and built-in cupboards. On the left of the entrance hall is a long corridor (28m<sup>2</sup>) off which is a living room (28m<sup>2</sup>) with a wooden floor, a chimney and double doors opening to a dining room (28.5m<sup>2</sup>) again with a wooden floor and a chimney with a woodburning stove. The corridor also leads to a room (9m<sup>2</sup>) which is currently used as a bedroom and to the kitchen (20.5m<sup>2</sup>) with a tiled floor and an impressive chimney. From the corridor another short corridor leads to a WC with a washbasin, an outbuilding and a cellar (30m<sup>2</sup>). At the end of the corridor a door opens to a garden / orchard on the side of the property.  
**First floor**From the entrance hall, an attractive wooden staircase rises to a first-floor landing (16.5m<sup>2</sup>) off which are three bedrooms (14m<sup>2</sup>, 14m<sup>2</sup> and 32.5m<sup>2</sup>). All the bedrooms have wooden floors and the largest has a washbasin. The corridor also leads to a parental suite (40m<sup>2</sup> - bedroom with a chimney and a bathroom), a separate bathroom and a WC with a washbasin.  
**Second floor**The staircase continues to rise from the first floor to a second-floor landing off which is a bedroom (30m<sup>2</sup>) with a wooden floor, a washbasin, bidets and fitted cupboards. Also on this level is a room (11m<sup>2</sup>) with a washbasin and a bidet and a large attic (78m<sup>2</sup>).

**Second House**This house has been rented out previously and could benefit from some work to refresh/update it.  
**Ground floor**The roadside front door opens into an entrance hall off which is a living room (16.5m<sup>2</sup>) with a tiled floor, a dining room (29m<sup>2</sup>), a kitchen (15m<sup>2</sup>) with terracotta tiled floor and a shower room with a WC (6m<sup>2</sup>).  
**First floor**A first-floor landing serves three bedrooms (11.5m<sup>2</sup>, 11.5m<sup>2</sup> and 14m<sup>2</sup>), a bathroom (8m<sup>2</sup>) and a separate WC. All the rooms on this floor have lino flooring.

**Outbuildings**A very large outbuilding (approximately 250m<sup>2</sup> at ground level) is attached to the main house and serves as a link between this property and the second house. Opposite this building are the old office buildings (23m<sup>2</sup> and 29m<sup>2</sup>) which need renovating, and a games room (45m<sup>2</sup>) with a terracotta tiled floor and an attractive stone chimney.

**Exterior**At the front of the house, an impressive Charentaise gateway leads to the well-designed garden which contains a variety of trees, shrubs and flowerbeds. On one side, and accessible from the long corridor off the

entrance hall, is a pretty garden/orchard. Behind the house is a very large plot of land, approximately 10 000m<sup>2</sup>, which, if the Mairie agrees, could be used as a building plot.

Summary This pretty group of buildings would make a superb family home with earning potential or could be a holiday home for several families. At the heart of a village with shops and a school and only 10 minutes by car from the popular riverside market town of Jarnac, with shops, restaurants, facilities and a train station.

# Gallery

