



Charming stone village house with walled garden,

16200, Merignac, Charente, Nouvelle-Aquitaine

€219,000

Ref: 3819

* Available * 3 Beds * 1 Bath

Property Features Bedrooms : 3 Bathrooms : 2 Reception Rooms : 2 Plot (m²) : 410 Habitable area (m²) : 170 State of Repair : Good Drainage : Mains drainage Heating system : Oil-fired central heating ...

Property Description

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Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Plot (m²) : 410

Habitable area (m²) : 170

State of Repair : Good

Drainage : Mains drainage

Heating system : Oil-fired central heating + fireplaces

Taxe foncière (€) : tbc

Nearest shop : in the village

Nearest bar : in the village

Nearest town : Jarnac 9km

Internet : VDSL2 30-100 Mb/s, 4G

Property Summary

This pretty 3-bedroom village house has a manageable walled garden, is within easy walking distance of the village shop and restaurant, and is just a short drive from the riverside market town of Jarnac.

Full Details

House
Ground floor The front door opens into a reception room (20m² - currently used as the dining room) with exposed beam ceiling, exposed stone feature wall and a stone fireplace. To the right of the dining room a doorway leads through to the kitchen (25m²) with tiled floor, exposed beam ceiling, exposed stone wall, a range of fitted units and a pair of glazed doors to the garden. This room is easily large enough for a good-size dining table. To the back of the dining room a short passage, off which are a shower room (shower, wash-basin and WC) and a small laundry room, leads to a large living room (41m²) with tiled floor, exposed beam ceiling, exposed stone feature wall and a pretty limestone Charentaise fireplace. To one side of the room a pair of glazed doors open into private courtyard (20m²), from where there is access back into the kitchen as well as to the garage.
First floor A modern staircase rises from the living room to a large mezzanine overlooking it (20m²). To the right a short corridor gives access to a bedroom (20m²) with a dressing area (9m²). Another passageway leads to two more bedrooms (11.5m² and 10.5m²) as well as a bathroom (bath, wash-basin and WC). There is also access to an attic area that has been upgraded to create play area for children (very limited head-height).

Garage Attached to the house and accessed via the courtyard and the lane, the garage (44m²) offers enclosed parking and also houses the oil-fired central heating system. Part of the garage has been walled-off to create a store room.

Exterior To the front of the house is a walled garden, partly laid to gravel (for parking) and partly to lawn, with a mulberry tree offering shade. In addition to this there is also the walled courtyard to the back of the kitchen / off the living room.

Summary This is an attractive house in a great edge-of-village location. It offers comfortable living (central heating, wood double-glazing, mains drainage) within walking distance of the village boulangerie, grocer's shop, butcher and pizza restaurant. The market town of Jarnac is just a short drive and the department's capital city, Angoulême, with its great shopping, dining and transport links, is easily accessible. Absolutely perfect as a main residence or a second home.

Gallery

