



## Pretty 3-bedroom house in a sought-after town location,

16200, Jarnac, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €231,200

Ref: BVI63035

## Property Description

EN EXCLUSIVITÉ ! This charming south-facing 3-bedroom house with garden and garage is set Jarnac's most exclusive residential road, within easy walking distance of the shops, bars, restaurants, covered market and riverside park.

A door from the street opens directly into a large living room with plenty of space for generous sitting and dining areas. To one side a door gives access to a good-size integral garage in which there is a laundry room and a separate WC.

From the living room a flight of steps leads up to the garden-level kitchen - with a range of fitted units and a glazed door that opens to the garden.

A staircase rises from the living room to a large landing (easily large enough for a home office area).

Off the landing are three bedrooms. The master bedroom has an ensuite shower room and the other two bedrooms share the family bathroom.

The garden lies to the rear of and side of the house and is mainly laid to lawn with a number of terraces and fruit trees.

The house benefits from double-glazing, mains gas-fired central heating and mains drainage.

Set in a great location, this property would be ideal as either a permanent residence or as a holiday/second home.



