



Very spacious property with great income potential,

16200, Bourg-Charente, Charente, Nouvelle-Aquitaine

* Available * 8 Beds * 5 Baths

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€556,500

Ref: BVI63654

Property Description

Sitting on the edge of Jarnac, this very large property (formerly belonging to the neighbouring château) offers generous living accommodation with two/three gîtes as well as B&B rooms.

Full Details

House

Ground floor

The front door opens to the entrance hall (12m²) with tiled floor. To the right a doorway leads to a modern kitchen (22m²) with tiled floor.

To the back of the entrance hall a door opens to an as yet unconverted room (which could offer about 35m² of additional living space).

Off the hall is a WC.

To the left of the hall a doorway opens into the sitting room (25m²) with tiled floor and attractive exposed stone walls. From the sitting room an opening leads through to a light-and-airy second reception room (23m² - currently with both sitting and dining area) with tiled floor and a glazed door that opens to a terrace which in turn leads on to the garden.

To the far side of this reception room there is access to a second entrance hall with glazed door to the garden. Off this hall is the utility / laundry room (11m²) which also houses the central heating boiler.

First floor

A staircase rises from the second entrance hall to a large landing. To the right of the landing a corridor provides access to two guest rooms (16m² and 13m²) both with private ensuite facilities. To the far end of the corridor is the owner's bedroom (17m²) with ensuite bathroom and lovely views.

Gîte 1

This gîte is accessed via the landing on the first floor and could easily form part of the main house if desired. It comprises a large living room (50m²) with double-height ceiling. To one side there is a modern kitchen area. There are two bedrooms (11m² and 7m²) as well as a modern family bathroom. To one side of the main room a staircase rises to a mezzanine level (13m² - currently set out as a sleeping area).

Apartment / gîte 2

Also accessed from the main landing is a second self-contained area. This could be used as a living space for any B&B guests or as a self-contained gîte. It comprises a main space (35m²) with corner kitchen area (7m²) and a storage room (17m² - potential shower room) with stairs to a mezzanine (17m²) off which is a room (14m² - potential bedroom - to be finished).

Of course, this space could also form a generous private suite in the main house - ideal for parents or older children.

Gîte 3

Accessed from the garden, this gîte is independent from the main house. On the ground floor is a large living room (39m² - with corner kitchen), a bedroom (8m²) and a shower room. A wooden staircase rises to the first floor bedroom (16m²).

Additional room

Accessed from the side of the property (and adjoining gîte 3) is another as yet unconverted room (32m²)

Garage

Dividing the main house from gate 3 is a large garage (60m2)

Exterior

A long and private drive leads from the country lane to the main gates. The property sits on a level plot of 5816m2. Around the house itself there is a large paved terrace which in turn leads on to the rest of the garden which is mainly laid to lawn. A small branch of the river Charente runs along on side of the property. From the garden there are some lovely rural views as well as views of the pretty neighbouring châteaux.

Summary

Set in a pretty location, the local village (within walking distance) has a very fine restaurant. With extremely flexible accommodation this property offers great potential for family living as well as income generation. The riverside market town of Jarnac is just 3km and historic Cognac is 10km.

Price including agency fees : 556 500 €

Price excluding agency fees : 530 000 €

Buyer commission included: 5 % up to a maximum of 36 000€

Fees according to the Charente Immobilier bareme

Gallery

