



Set on a corner plot in a quiet village just minutes from Jarnac, this traditional Charentaise house offers plenty of traditional features. Spacious accommodation with lovely gardens, pool and studio. This property can be found in a pretty, quite village, just a few minutes drive from the historical market town of Jarnac. 10 mins drive to the golf course. Set on a corner plot with entrance from front or side. The side entrance opens onto a gravelled driveway with parking for several cars. You can then drive onto the GARAGE, (34,22 m<sup>2</sup>), to the right. Access to the property. To the left is a POOL HOUSE, (13,86 m<sup>2</sup>), and a STUDIO, ground floor with large OPEN PLAN ROOM, (28 m<sup>2</sup>), with SHOWER ROOM, (5.36 m<sup>2</sup>), MEZZANINE, (36 m<sup>2</sup>), with sky light. To your right, made private by natural landscaping, is a further garden and the POOL, ( 10 x 6 m<sup>2</sup>). Straight on from here, or accessible from the front entrance is the property. Accessed through large double gates. A charming, large walled garden with covered terrace, BBQ and well. As is the style with traditional Charaitaise houses, you only have windows to the front of the house, all of which are DOUBLE GLAZED. You can choose to use the double doors into the KITCHEN, (11 m<sup>2</sup>), with fitted units, large fridge freezer, range cooker and dish washer. Tiled floors and beamed ceilings. From here you can access the garage, or use the CORRIDOR, (5,53 m<sup>2</sup>), to access a LAUNDRY ROOM, (7,54 m<sup>2</sup>), with sink. PANTRY, (1,27 m<sup>2</sup>) and W.C. You can also access, to the left of the kitchen the DINING ROOM, (30 m<sup>2</sup>), with tiled floor, beamed ceiling and feature FIREPLACE. This room can also be accessed from the garden, by a single, double glazed door. Where, in front of you, you will see the, open plan, traditional, stair case. To the right of you is the LOUNGE, (25 m<sup>2</sup>). Right from there is access into the STUDIO, (36 m<sup>2</sup>), ideal for a workroom or show room, as it is also accessible from its own, separate, entrance way, through double, glazed, doors. The first floor opens up on to a large

and light HALLWAY (20 m<sup>2</sup>) off of which you will find a FAMILY BATHROOM (7.56 m<sup>2</sup>), TWO DROCKERS (11 m<sup>2</sup> and 14 m<sup>2</sup>) and a bathroom with black tile floors and a wooden bathtub. Outside, into the MASSIVE SUITE, (20 m<sup>2</sup>) with stunning views, a SHOWER ROOM. Copied and pasted from a real estate university with copied, plagiarized texts, copied market and added to the famous French houses with a few towns in the country and affordable real estate not associated with rural France. The river Charente runs through the town, where you can take a walk, hire a canoe, take a boat ride on the river in one of the various restaurants catering to sea tastes. It has a stunning square, with bars and restaurants, dating back to the time of Francois the 1st. The public gardens, with amphitheater and mini-zoo, hosts the world famous "Blues Sessions". During late June or early July where concerts are performed for free, in the streets, and free playing in the public gardens. There is a ring road, around the town, preserving its history and ambience. From this road you can access the out of town shopping areas. Jarnac is another super town, again with history, copied



Detached, stone, house, 3  
bed, 2 bath, pool, studio, art  
studio, garage, lrg gardens.  
Jarnac.  
5km  
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Detached, stone, house, 3  
bed, 2 bath, pool, studio, art  
studio, large gardens.  
Jarnac.  
During the public  
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pedestrian streets and a daily market.

Fabulous restaurants and bars, riverside walks. Angouleme, is approximately 40 km's away, with TGV and soon to be LVG allowing access to Paris and beyond in just 1h 35 minutes. Saintes with it's Roman ruins and mini "Arc de triomphe" is approximately 28 km's. From here you can continue onto the Atlantic coast, La Rochelle, with its airport and the stunningly beautiful Il de Rae.

A trip of 128 km's you will find the "World Heritage City" of Bordeaux with its history, museums, theater and INTERNATIONAL AIRPORT. ;