

Detached, renovated, stone,village house, 3 bed, 1 bath. Buy to letHoliday home. (81,5



Location **South West, Avon**
<https://www.freeadsz.co.uk/x-483480-z>

This lovely, detached, village, house is just coming to the end of a complete renovation that includes new electrics throughout, insulation, kitchen, bathroom, lighting double glazing and total re decoration. Giving you a three bedroom home, with terrace, parking space and separate storage space, opposite. In a charming village less than two km's from shops, pharmacy, Dr's etc. Situated on a corner plot in the heart of this pretty village placed perfectly between Cognac and.

This property is approached from the front or the back with, off street parking, to the side. Upon entering the front door you arrive in an open plan hallway which has the, wooden stairs, in the centre. To your right is the large and airy LOUNGE/DINER, (26 m²), with sliding patio doors leading onto the side TERRACE. Wooden floors and an exposed stone, corner feature made from the old ancient oven, show the charm of this old property that has been enhanced by the recent renovations bringing it bang up to date with all you may require for modern living. To your left is the KITCHEN, (13 m²), with linoleum flooring, fitted fridge/freezer, oven and hob. There is also a useful, under stairs cupboard. The, original, wooden stairs lead up to the first floor. Where you will find, to your right, DOUBLE BEDROOM, (16 m²), with wardrobe and front facing window. Right again is the W.C.

To the left of the stairs are TWO FURTHER BEDROOMS, (15.5 and 11 m²), the two inter join to allow you to use the third bedroom as a dressing room, if required. To the far left is the SHOWER ROOM, (2.8 m²), fitted with new shower and basin. Externally you will find a neat and tidy, low maintenance front garden, a side terrace with attached off street parking.

Opposite is a STORAGE AREA, (12 m 2). The region. Jarnac, (10 km approx 10 mins), is on the banks of the river Charente and is within the heart of the Cognac valley. A beautiful, historical town, housing a

covered market, shops, bars, restaurants and a number of Cognac houses, most notably Courvoisier. 10 km's from the Gironde, Cognac is approx 25 miles from its nearest railway centre and has a convenient shopping centre, (27 km/17 mins to the capital of the region, fabulous shopping and a government department office to work at. Approx 100 km where you will shortly be back in the city in 1hr 10 mins. Bordeaux is the international airport, 17 km/30 mins to the world famous UNESCO heritage city. 42 km's to Saintes with its Roman amphitheatre, amongst other beautiful sites. Approximately 1h 15 to the Atlantic.



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