

[Click to view MFH-CLM05871](#)

Stone House With Enclosed Garden And Garage in Charente

Julienne , Charente , Nouvelle Aquitaine



€450,000

inc. of agency fees

3 Beds 1 Baths 162 sqm 0.22 ha

Between JARNAC and COGNAC (16) - This stone building of approximately 162 m2 of living space is built on enclosed land of approximately...

At a Glance

Reference	MFH-CLM05871	Near to	Julienne	Price	€450,000
Bed	3	Bath	1	Hab.Space	162 sqm
Land	0.22 ha	Pool	No	Land Tax	N/A

Property Description

Between JARNAC and COGNAC (16) - This stone building of approximately 162 m2 of living space is built on enclosed land of approximately 2221 m2. The means implemented for this renovation are quite remarkable. In fact, to preserve all the charm of the stones, wall insulation was installed inside And what about the exposed framework of the living room, new and undoubtedly even more exceptional than the

frameworks of yesteryear.

The cathedral living room is very impressive with its monumental stone fireplace. Stone or solid wood plank floors. Warm and friendly, this room is the heart of the house.

A utility room, a dressing room and a bathroom complete the ground floor. Possibility of creating a bedroom in place of the scullery. The mezzanine floor consists of two bedrooms and a bathroom.

A pleasant covered terrace gives access to very useful annexes. The wooded and landscaped garden reveals a pretty ornamental pond.

Double garage and carport. Surprising and opulent, this house will delight lovers of quality and comfort.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€450,000

Key Information

Year Built:	1900
Internal Area:	162 sqm
Land Area:	0.22 ha

Location: Nouvelle Aquitaine



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates