



## Well renovated 4 bedroom stone house, in village centre, with plenty of character features

A Charentaise village house, situated just in a very picturesque area, just 2 minutes walk to the shops.

**Town:** Near JARNAC  
**Dept:** Charente  
**Plot size (m2):** 1305  
**Habitable (m2):** 210  
**Bedrooms:** 4  
**Bathrooms:** 2  
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**14051TS16.pdf** € 256 800

The house is entered via a prominent large stone arch, along a path leading to the front door. The house comprises of: Entrance hall (11 m2), dining room (19 m2), both these rooms have exposed stone walls, beamed ceilings and terracotta tiles on the floor. Then another door leads through to a generous reception room (30 sq metres) with wood burning stove, beamed ceiling and original polished chestnut floors, dual aspect windows give this room a bright welcoming feel. At the front door hall way there is also a tower which quite originally houses a guest toilet. From the sitting room you walk down a couple of steps into a fully fitted kitchen/breakfast room (23 m2) with French doors leading out to the terrace and garden, a laundry room is at the rear, which also houses the boiler. There are 2 heating systems for the boilers, so there is never a shortage of hot water!

First floor: landing with polished wood floors and beamed ceiling, and give access to the generous first floor accommodation. The four double bedrooms (13.5, 13.5, 11.5, 10.5 m2), two bathrooms, the first (9 m2), with shower, WC and glass washbasin. The second bathroom (9.5 m2) features a cast iron bath with ball and . . .



## La Rochebeaucourt

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