

Beautiful real estate complex comprising two houses, swimming pool, and land, close to all amenities.



INFORMATION

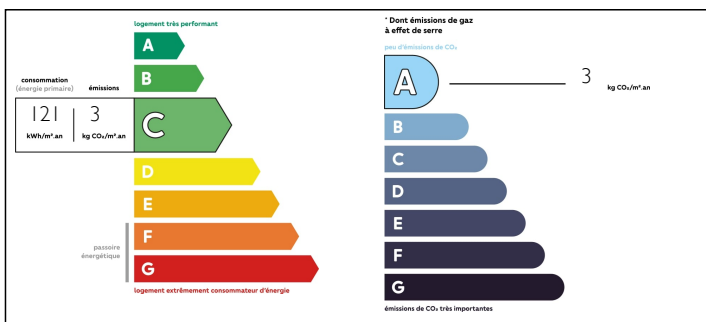
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	2500 m2



IN BRIEF

Close ANGOULEME: pretty renovated house with living room, kitchen, four bedrooms, bathroom, shower room. Not adjoining: second house, on one level, including kitchen, two rooms with shower rooms/wc. Workshop, swimming pool, and wooded garden complete this property. All services and shops on walking distance.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Completely fenced, this property includes :

1) a renovated house offering, on the garden level (converted basement):

- ROOM / ENTRANCE 15m²
- DRESSING ROOM 15m²
- OFFICE / BEDROOM 27.5m²
- BATHROOM 8m²
- WC 7m²
- LAUNDRY ROOM 11m²

Upstairs :

- KITCHEN with veranda 18m²
- Bright living room 32m² opening onto a large balcony, with insert fireplace
- BEDROOM 9.5m²
- BEDROOM 11.5m²
- BEDROOM 14m²
- BATHROOM 4.5m²
- WC

Heating by air/air heat pump, thermodynamic water heater, centralized suction.

2) Second single storey house, independent, ideal for family accommodation or air BnB, including:

- KITCHEN 21m²
- ROOM with shower room / wc 23m²
- ROOM with shower room / wc 23m²

City gas heating.

Both properties open onto a pleasant central terrace with a 9mx4.5m heated salt pool.

At the rear of the main house you will find a pretty private terrace, a spacious 30m² workshop, 30m² car-port and wooded land.

Located on the edge of ANGOULEME, close to all amenities, this house will be perfect to meet the

NOTES