LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A19905ASO16 Price: 1 999 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 910 000 EUR without fees)

Become the owner of a complete hamlet ! composed of 10 accommodations, quarries, springs, woods and meadows.















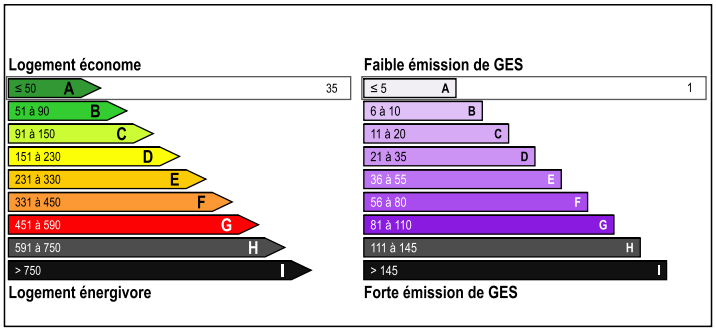
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	21
Bath:	11
Floor:	1230 m2
Plot Size:	242000 m2

IN BRIEF

Located in lush greenery, you will fall under the spell of this hamlet comprising ten stone dwellings and a chalet, various outbuildings, meadows, woods, springs, quarries. ANGOULEME at 20min

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.

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NOTES

DESCRIPTION

The hamlet is surrounded by meadows and woods guaranteeing absolute tranquility.

An ecological paradise on about thirty hectares

The property is mainly made up of meadows and woods and is crossed by a stream in which the waters of many clear and profuse springs mingle. One of them feeds a small pond, another a washhouse. At the bottom of the valley, two hectares of good soil offer a vast space for market gardening and hosts an orchard.

Six buildings built on a rocky outcrop were erected between the sixteenth and nineteenth centuries on different levels of limestone steps. The houses are furnished and heated (electronically controlled wood chip heating system). Their surfaces vary from 500 to 160 m2 for a total of approximately 1300 m2 of living space.

Around the hamlet, the owners have created a park where several summer scenes are nestled, having hosted many parties and shows. The small stone cliffs make ideal picture rails for outdoor exhibitions.

Garages, terraces, cellars, bread oven, greenhouse, a wooden chalet and small cabins complete this area, which also includes two old stone quarries, respectively 5000 and 600 m2, very large and very fresh at all times (13°C). approximately).

The whole constitutes a small eco-preserved universe offering a large parc of walking lanes.

You will find :

Building 1:
- Loft on 3 levels (400 m2)
- Ground floor apartment (70 m2)
- Boiler room (30m2)

Building 2: