LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33183DGE16 Price: 1 100 000 EUR

agency fees to be paid by the seller

18-room mansion house in large grounds with outbuildings, 10 minutes from the centre of Angoulême and its LGV















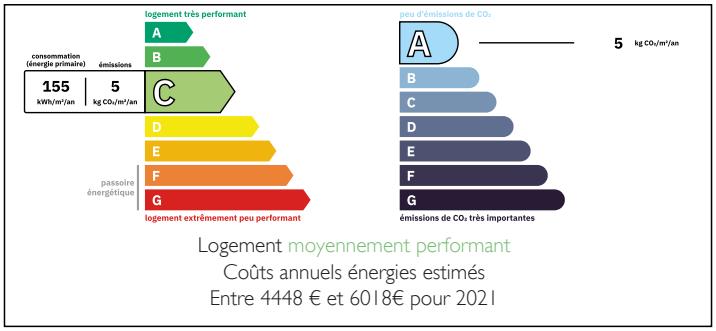
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	10
Bath:	4
Floor:	580 m2
Plot Size:	217966 m2

IN BRIEF

Magnificent 1856 manor house set in approx. 21 hectares, ideally situated in a peaceful, bucolic setting, just 5 minutes from the shops and 10 minutes from Angoulême town centre and its high-speed train station (Paris 1h35 and Bordeaux 40mn).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4448 € et 6018€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33183DGE16 Price: 1 100 000 EUR

agency fees to be paid by the seller







DESCRIPTION

Let yourself be seduced by this elegant 19th century family home on the outskirts of Angoulême, surrounded by greenery. Comprising a three-storey ashlar main house and two rubble stone wings, it offers 18 rooms including 10 bedrooms, all on a full basement.
Many authentic features have been preserved, including the grand central staircase, wood panelling, cornices, interior doors and moulded baseboards.
High ceilings (approx. 3.30 m).

The ground floor comprises a beautiful entrance hall opening on to a large hallway with an arch at the end of which you will find a balcony with its stone balustrade, a kitchen with terracotta tiled floor, a lovely, very bright dining room with marble fireplace, a lounge with stone fireplace, a study and a toilet with WC and wash-hand basin.

First floor: A landing leading to a corridor with numerous storage cupboards, four bedrooms including a 30 m2 suite, two bathrooms with bath, shower and toilet.

Second floor: A landing leading to a corridor, four bedrooms, including one of 22 and another of 42 m2, both with exposed stone walls. One bedroom on this level is now used as a gym with views over the parklands. A shower room with toilet and a dressing room complete this floor.

The basement, accessible from the entrance hall, includes a laundry room, a workshop, a storeroom and a wine cellar.

The main house is heated by a new heat pump.

In the left wing of the property, a very luminous indoor swimming pool (9 x 4 m heated)...

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr