

A family home with a swimming pool, nestled in an exceptional wooded park, 15 minutes from Angoulême.



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	6732 m2

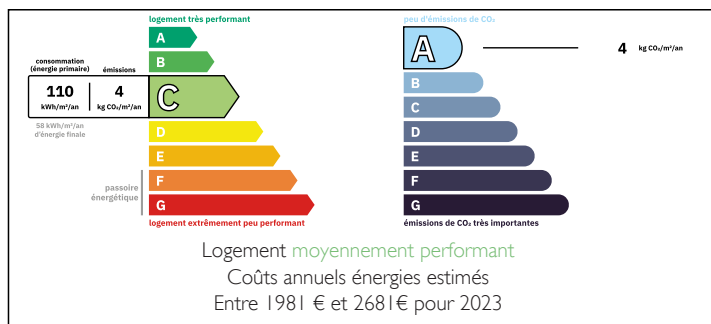


IN BRIEF

Nestled in the heart of an exceptional wooded park featuring rare and meticulously maintained trees, this recently renovated property charms with its cool and soothing atmosphere, which is particularly pleasant on summer days. The house, which has been entirely and tastefully redesigned, offers high-end features: marble in the bathrooms, toilets and entrance hall, refined parquet flooring in the living areas, and elegant finishes designed to appeal to all tastes. Its superb 10 x 5 m swimming pool perfectly complements this exclusive lifestyle, blending comfort, nature and serenity.

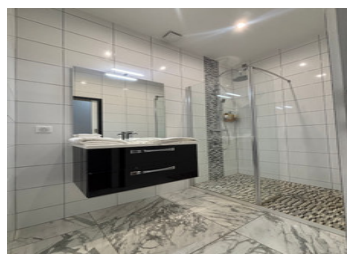
Located 2 minutes by car from the center of La Rochefoucauld, its schools and amenities, and 15 minutes from Angoulême and its LGV station (Paris 1h35, and Bordeaux 45mn).

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

This beautiful and large property consists on the ground floor:

- An entrance hall (8.9m²)
- Fitted dining kitchen (27.5m²) with external access behind the house and communicating with the large very bright living/dining room area of 52m² with fireplace. This space opens onto a south-facing terrace with swimming pool.

From the entrance hall:

- a corridor leading to 3 bedrooms including a master suite with its own bathroom and cupboards (20.7, 20.5 and 14m²)
- A bathroom of 3.2m² with shower.
- Separate toilet
- An access to the basement with a fourth bedroom of 14.3m² and a laundry room of 11m²

The basement also offers;

- a 21m² hall,
- a 10.3m² boiler room,
- a 50m² swimming pool,
- a 22m² workshop
- a cellar of 12m²

A video-surveillance system allows you to keep a view on the electric entrance gate which goes around the house and allows access to the large garage of 38m² in the basement with motorized door.

The large fully enclosed and wooded plot of 6732m² and has a 5m x 10m swimming pool
As well as a gardening workshop area with water and electricity supply.

Fibre internet

LOCAL TAXES

Taxe foncière: 1838 EUR

NOTES