LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38136DGE16 Price: 550 000 EUR

agency fees to be paid by the seller

Charming 19th-century property on large plot with swimming pool, in quiet hamlet 20 mns from Angoulême town ce

EXCLUSIVE















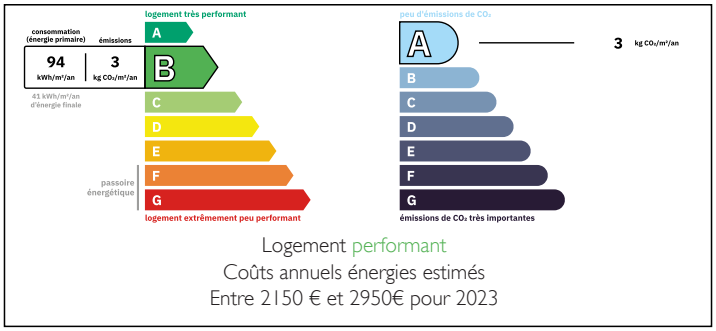
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	4
Floor:	310 m2
Plot Size:	8979 m2

IN BRIEF

Superb renovated Charentaise maison de maitre with 4 bedrooms and 4 bathrooms, set in 8979m² of wooded, walled grounds with swimming pool, pool house and outbuildings, including possibility of gite or guest house, all in a quiet hamlet just outside Angoulême.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2150 € et 2950€ pour 2023

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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DESCRIPTION

Let yourself be seduced by this beautiful character property just 20mns from Angoulême town center and its LGV train station, located in a quiet hamlet.

The 310m² house comprises

Ground floor
9m² entrance opening onto a large 18m² hall
A reception area comprising a 19.5m² dining room with beautiful open fireplace and a 15.5m² living room
A 19.5m² dining area adjoining the 18m² A/E kitchen, opening onto an outdoor terrace
A large 52m² living room with exposed stonework and extremely bright cathedral ceiling
A 15m² laundry room, a shower room and separate toilet complete the ground floor.

NOTES

The first floor opens onto a large mezzanine space of 22m² and a library area of 8m² overlooking the ground floor living room, and comprises:
Bedroom 1 (20m²) with dressing area (5m²) and bathroom (16m²)
Bedroom 2 (15.5m²) plus dressing area
Bedroom 3 (15.5m²) plus 4m² private shower room
Bedroom 4 (14m²) plus storage
Bathroom (5m²)
WC

The outbuildings comprise:
A 35m² car port
A 71m² barn with enclosed wine cellar and mezzanine storage
A small 30m² renovated house currently used as a sports hall (possibility of converting the first floor of this outbuilding)
A 36m² pool house with open-plan kitchen, shower room and WC, and pool technical room

Large wooded and enclosed grounds of 8,979m²
10x5m saltwater swimming pool with new liner