

Bright architect-designed house, enclosed wooded grounds, quiet wooded setting, 10 minutes from Angoulême town



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	270 m ²
Plot Size:	2000 m ²



IN BRIEF

Just 10 minutes from Angoulême town centre, discover this superb single-storey architect-designed house offering 270 m² of elegance and comfort.

Designed to maximise space and light, it opens onto a vast sun-drenched living room, enhanced by its cathedral ceiling and large windows overlooking the garden.

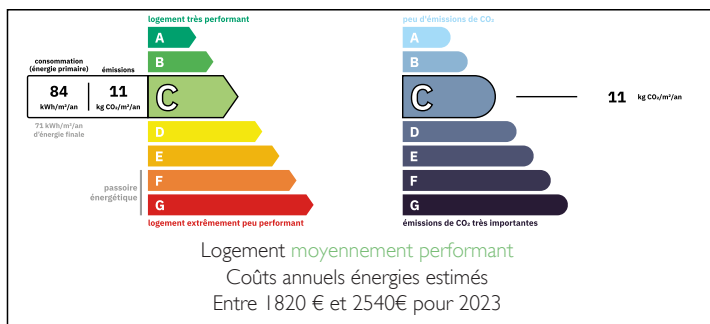
It has 5 bedrooms, including a master suite, offering privacy and functionality for everyone.

A 70 m² extension, already integrated, offers multiple possibilities: a second living room, games room, professional space, or even a separate flat, depending on your plans.

Set on approximately 2,000 m² of enclosed, perfectly landscaped grounds, the property benefits from a swimming pool, ideal for enjoying sunny days in complete serenity.

With its noble materials, generous volumes and omnipresent light, this house stands out for its high-quality features and exceptional potential.

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.



LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES

DESCRIPTION

This beautiful, spacious architect-designed house, built in 2009, comprises:

An entrance hall with plenty of storage space and a WC with washbasin

A superb, very bright 61m² living room with large bay windows, cathedral ceiling, fireplace insert, opening onto terraces

New, fully equipped, high-end kitchen, with back kitchen area

Parental area comprising a bedroom (12.7m²), with bathroom (8.1m²) and dressing room (8.4m²)

Bedroom (13.1m²) currently used as a study

Guest area with bedroom (12.4m²) with shower room (2.7m²) and dressing room (2.6m²)

Bedroom 4 (11.5m²) with large storage cupboards

Bedroom 5 (14.4m²) with large storage cupboards

All bedrooms have large sliding glass doors opening onto the grounds

Shower room (5.4m²) with WC

Utility room/laundry room (6.9m²)

Separate WC

Large garage (34m²) with automatic sectional door

An extension was built in 2017, with a surface area of 73m², ideal for a professional or self-employed person, or even for independent accommodation

Magiline 6x4 chlorine-treated swimming pool

Underfloor heating by heat pump in the main house, reversible split system in the extension

Recent 15m² garden shed

Mains drainage

Fully enclosed, wooded grounds of 2,000m²

Bus stop nearby

LGV station and Angoulême town centre 10 minutes away

High-end, modern amenities offering comfort and a unique living environment

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>