

Stunning, architect-designed property with pool and beautiful views - close to Angoulême centre



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	1987 m2

IN BRIEF

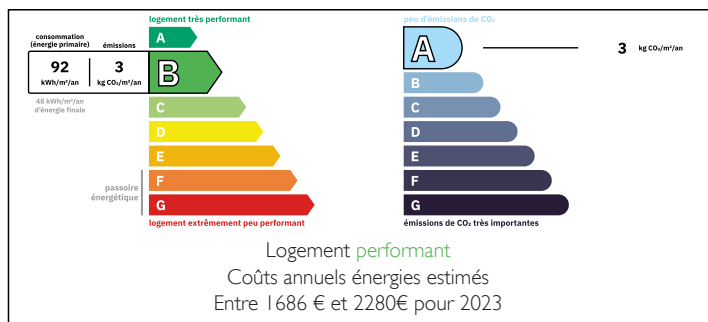
Ideally situated just minutes from Angoulême city centre, this exceptional architect-designed contemporary home offers the perfect blend of style, space and convenience. The property features bright, spacious interiors with quality finishes throughout including underfloor heating / cooling.

The heart of the home is a superb open-plan kitchen, dining and living area with sliding doors opening up onto the stunning terrace and pool area. There are four generous bedrooms, including a principal suite with dressing room and en-suite bathroom, plus a family bathroom too. Under the property is a full basement and garage (100m²) and wine cellar.

Outside, the landscaped garden provides a private retreat with two terraces and a 10m x 3m heated saltwater swimming pool, ideal for relaxing and entertaining.



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.



NOTES

DESCRIPTION

Designed to offer effortless modern living, this striking architect-designed home combines contemporary style with generous proportions, creating a light-filled and welcoming family residence.

Built in 2010 to a high standard, the property has been thoughtfully planned to maximise space, comfort and natural light. With off-street parking for multiple vehicles at road level, a pathway leads to the front door and into a welcoming entrance hall, which opens onto the heart of the home: an impressive open-plan living space with 3m-high ceilings. Here, the stainless-steel kitchen, dining area and lounge, complete with feature fireplace, flow seamlessly together, creating the ideal setting for both everyday family life and entertaining. Large sliding doors flood the interior with natural light while providing a wonderful connection to the terrace, swimming pool and landscaped gardens. A separate utility room and guest WC add further practicality.

The accommodation comprises four generous bedrooms, including an elegant principal suite featuring a spacious bedroom with glazed doors opening onto its own private terrace, a dressing room and an en-suite bathroom with Jacuzzi bath. The remaining bedrooms are served by a stylish family bathroom, making the layout ideal for families or visiting guests.

Outside, the landscaped gardens have been designed for relaxation and easy maintenance. Two spacious Brazilian teak terraces, together with a bioclimatic pergola featuring remote-controlled adjustable louvres and integrated blinds, provide both sunny and shaded areas for al fresco dining. The superb heated 10m x 3m saltwater swimming pool, complete with an electric sliding cover, creates...