LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48195DGE16 Price: 452 790 EUR

agency fees to be paid by the seller

Brie: renovated 240 m stone house with 4 bedrooms and pool, 10 minutes from Angoulême















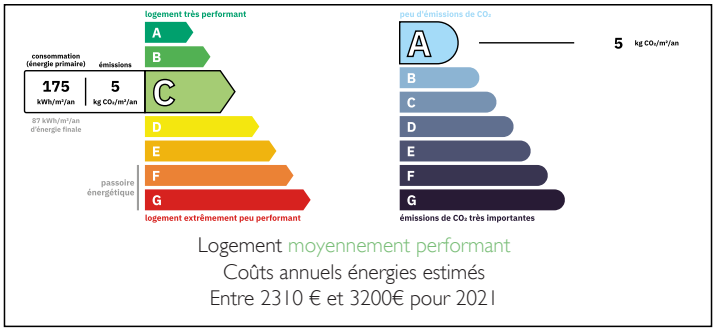
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	964 m2

IN BRIEF

Stone-built charm, generous living spaces and a swimming pool: set in a hamlet in Brie, just 10 minutes from Angoulême and its high-speed rail station, this fully renovated home offers bright living areas and four bedrooms arranged across two separate sleeping areas, each with a shower room. A covered terrace, secure swimming pool, carport and workshop complete the property, set on a 964 m² plot. A welcoming, comfortable home with an energy efficiency rating of C.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2310 € et 3200€ 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.

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LOCAL TAXES

Taxe foncière:	**1800 EUR**

NOTES

DESCRIPTION

Located in Brie, just 10 minutes from Angoulême and its high-speed rail station, this fully renovated stone house offers approximately 240 m² of living space on a 964 m² plot.
Generous proportions, four bedrooms and a swimming pool make this a welcoming home for family life and entertaining.

The ground floor comprises:
- A 20 m² entrance hall with storage and a separate WC.
- A 25 m² fitted and equipped kitchen with sliding glass doors opening onto the covered terrace overlooking the pool.
- A 22 m² dining room.
- A bright and spacious 49 m² living room with a wood-burning stove.
- A 23 m² utility/storage room.

Upstairs, a 24 m² mezzanine leads to two separate sleeping areas:
- Two bedrooms measuring 17.5 and 17 m², alongside a new shower room with a shower, twin basins and WC.
- A 10 m² hallway serving a 14 m² bedroom with built-in storage and an 18.2 m² bedroom, together with a second shower room with a shower, basin and WC, plus a dressing room.

Outside, the covered terrace extends the living space towards a secure 10 × 5 m in-ground swimming pool, with chlorine treatment and a pool equipment room. A carport and workshop/storage space complete the property.

Comfort is provided by heat-pump-powered underfloor heating on the ground floor, a wood-burning stove and three air-conditioning units offering heating and cooling upstairs, supplemented by electric thermal-inertia...