

Charming country house, 4 bedrooms, swimming pool, outbuildings and land (20 kms from Angoulême)



INFORMATION

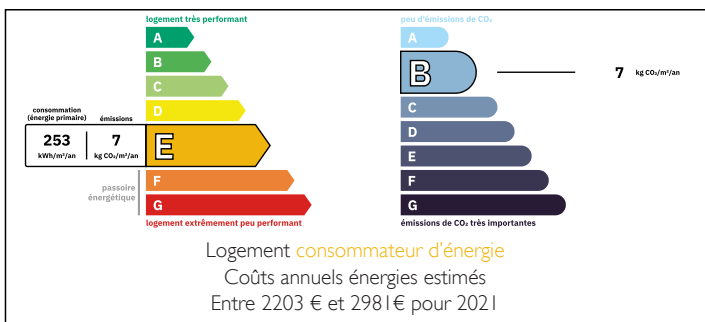
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	10856 m2

IN BRIEF

Nestling in a green setting, this charming property is sure to delight you with its harmonious blend of old and contemporary styles. Absolute peace and quiet and uninterrupted views over the Charente countryside. Just 8kms from Montmoreau for all amenities and 20kms from Angoulême.

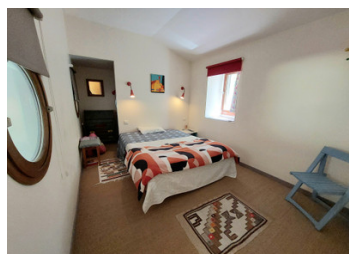


ENERGY - DPE



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

The house comprises :

- a living room with fireplace: 47 m²
- veranda: 6m²
- kitchen: 17m²
- storeroom: 5m²
- bedroom with bathroom and toilet: 19m²
- office: 13m²
- a large room with panoramic windows: 37m²
- wc
- bedroom with dressing room: 11.5 m²
- bedroom: 11.5 m²
- a shower room: 6m²
- garage and workshop (with wood-burning stove): 60 m²
- cellar: 80m²
- outbuilding of 26m² + lean-to of 25m²
- 9x3 saltwater swimming pool

LOCAL TAXES

Taxe foncière: 896 EUR

Taxe habitation: EUR

Magnificent grounds with stunning views over the countryside, fruit trees ...

All amenities and school 8 kms away, Angoulême 23 kms away.

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

NOTES