

16th century home of over 400 m , wooded grounds of 4.4 hectares, swimming pool, outbuildings.



INFORMATION

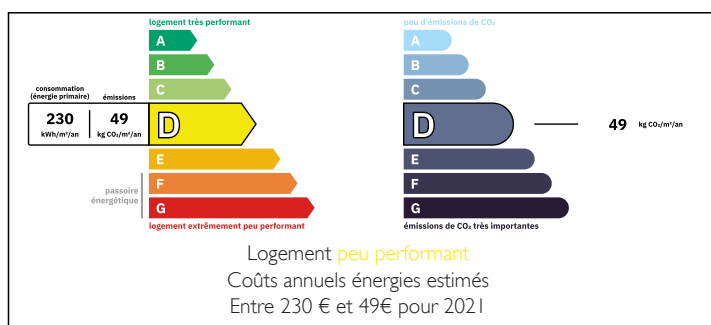
Town:	Saint-Michel
Department:	Charente
Bed:	10
Bath:	5
Floor:	433 m2
Plot Size:	44305 m2

IN BRIEF

On the outskirts of Angoulême, walled 16th century dwelling. 340 m² main dwelling, immediately habitable, comprising kitchen, lounge, dining room, 7 bedrooms, 2 bathrooms and 2 shower rooms. 145 m² attic awaiting conversion. The tower of the dwelling has an isolated room that could be used as a study or boudoir. The annex house has approx. 115 m² of living space and comprises a kitchen, living room, 3 bedrooms, an attic that could be converted and a large garage. The property is surrounded by parklands featuring a variety of tree species, some of which are over one hundred years old. A former tilery with stone columns, swimming pool and tennis court. The outbuildings (wine store, stable, workshops, barn, covered courtyard, etc) cover almost 500m².

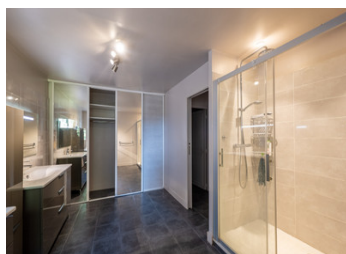


ENERGY - DPE



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

Access to the dwelling is via a porch and a gate that protects you from prying eyes. An inner courtyard and its driveway lead you to the dwelling:

- A ground floor entrance hall leading to a large corridor leading to :
- 23.78 m² lounge with wooden floor, overlooking the park.
- Living room 33.22 m² with wooden floor, opening on to the terrace and the park.
- 30 m² fitted kitchen with large fireplace opening onto the park and terrace.
- Laundry/storeroom 12.11 m².
- Boiler room 8.47 m².
- Office or entrance hall of 20 m² giving access to a sleeping area with the possibility of being independent:

Ground floor:

- 16.92 m² bedroom with tiled floor.
- SDE 3 m² with tiled floor.
- Bathroom with WC 6.24 m² with tiled floor.
- Separate WC 1.35 m² with tiled floor.

The 1st floor is accessed via the stone staircase in the entrance hall or via a second staircase. It comprises :

A large corridor leading to :

- 3 Bedrooms of 25.39 m², 17.36 m² and 12.8 m² with their floorboards.
- 1 Bedroom of 24 m².

A small corridor leading to :

- 1 bedroom of 20 m² with its bathroom and WC of 12 m², 1 bedroom of 10.74 m² (dressing room possible).

All bedrooms overlook the park or the courtyard.

LOCAL TAXES

Taxe foncière: 5016 EUR

Taxe habitation: EUR

NOTES