

14-room property on Angoulême city centre with large wooded grounds and private garage



INFORMATION

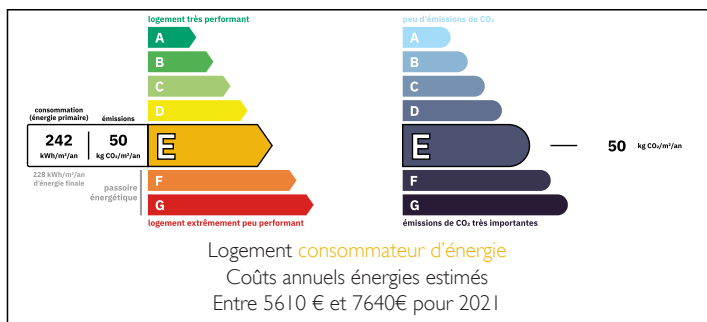
Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	3
Floor:	420 m ²
Plot Size:	1800 m ²



IN BRIEF

In the centre of Angoulême, bourgeois house with 420 m² of living space on 3 levels, ideal for professionals with 2 independent entrances, superb wooded grounds, large south-facing terraces and private garage, good general condition with unique architectural features.

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

Let yourself be seduced by this elegant 19th century family home in the heart of Angoulême town centre, close to the Plateau.

Spacious accommodation with fine architectural features and wooded park in the heart of the town.

On the garden level, with direct access to the terraces facing the park, there are :

- 28m² kitchen/dining room with adjoining pantry
- 26m² dining room
- 2 lounge areas (19 and 18m²)
- WC

On the ground floor with 2 independent entrances directly onto the street, a level that could be dedicated to an independent activity, with currently 3 areas used as offices (31, 14 and 27m²), WC, as well as a bedroom (21m²) with bathroom (9m²) and private lounge (19.5m²), but which could just as easily be converted into living rooms or bedrooms.

Upstairs are 2 bedrooms (18 and 12m²), a bathroom (7m²), WC, and a parental area with bedroom (21m²), bathroom (14m²), dressing area (12m²), study or additional bedroom (16m²) and WC.

A 31m² attic completes this level.

Enclosed entrance porch with parking

Private garage

Small outbuildings

Large, south-facing wooded parkland (1800m²)

Town gas condensing boiler

Fibre internet

Mains drain

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

LOCAL TAXES

Taxe foncière: **5500 EUR**

NOTES