

4-bedroom family home on very large wooded grounds, double garage and secure swimming pool in a quiet location



## INFORMATION

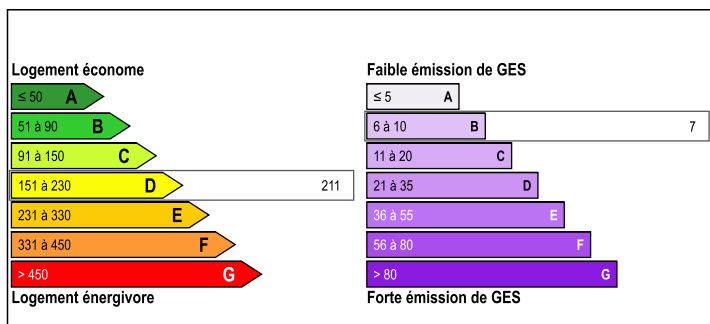
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	1
Floor:	164 m2
Plot Size:	8720 m2

## IN BRIEF

Large family home with 164m<sup>2</sup> of living space, 3 bedrooms plus office space or bedroom upstairs in the tower, very large, bright living area opening onto a south-facing swimming pool, large double garage in the basement, all on a large 8720m<sup>2</sup> plot planted with trees, 5 minutes from Rouillac and 25 minutes from Angoulême and its TGV train station



## 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.



## LOCAL TAXES

**Taxe foncière:** 1181 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The shady private driveway will set the tone for your visit to this charming property built in 1999 and set in a peaceful, green setting:

- Entrance hall with storage area and WC
- 12m<sup>2</sup> unfinished kitchen area with French doors giving direct access to the garden
- A 34m<sup>2</sup> living area with plenty of natural light, featuring a Godin wood-burning stove and the staircase leading to the office/bedroom area (11.6m<sup>2</sup>) upstairs in the tower, also with a double aspect.
- Continuing on, an extension built in 2005 offers a very large, very light 48m<sup>2</sup> lounge with 2 large picture windows, one of which gives direct access to the secure swimming pool area.

The night area comprises

- Bedroom 1 (16m<sup>2</sup>)
- Bedroom 2 (12.5m<sup>2</sup>) with large wardrobe
- Bedroom 3 (12m<sup>2</sup>) plus cupboard
- Bathroom (7.7m<sup>2</sup>) with bath, shower and 2 washbasins

Access to the basement is from the entrance hall, which comprises a large 60m<sup>2</sup> double garage with a utility room with sink and chlorine treatment for the swimming pool.

In front of the house, facing south, is a 10 m x 5 m in-ground swimming pool with diving tank, fully secured by an elegant wrought-iron fence.

The house is equipped with double glazing, wooden shutters, electric heating and internet fibre.

Individual sewage system compliant

School bus stops nearby

Not overlooked, quiet, countryside close to town

Electricity connections provided on standby at the foot...