

17th century dwelling with dovecotes, outbuildings, 20mns from Angoulême town centre

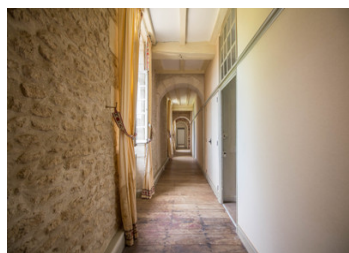


INFORMATION

Town:	Vindelle
Department:	Charente
Bed:	6
Bath:	4
Floor:	350 m2
Plot Size:	37998 m2

IN BRIEF

Authentic 17th century dwelling on the outskirts of Angoulême and its TGV train station, superb volumes with large reception rooms, 6 bedrooms, mostly en suite, large outbuildings set in wooded grounds with terraces and swimming pool, ideal for a hotel project, seminar activity or to host private events



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

Let yourself be seduced by this beautiful character property with its authentic period dwelling, situated 12 km from the centre of Angoulême in a quiet hamlet on the banks of the River Charente, and offering enormous potential with the conversion of the outbuildings.

A beautiful driveway from the entrance to the estate leads past the outbuildings and dovecotes to the front of this superb residence.

The ground floor is divided as follows:

- Entrance hall (27m²) with a grand staircase leading to the first floor
- 3 large reception rooms, each with authentic fireplaces (39, 35 and 31m²)
- A large kitchen area (22.5m²) to accommodate a fully-fledged professional kitchen in the case of a successful hotel business
- WC area

Upstairs, the bedrooms, most of which are decorated with toile de Jouy, enjoy views over the garden and swimming pool.

- On the left and right of the staircase, a 9m² entrance hall leads to 2 bedrooms (12 and 13.4m²) and a bathroom (4m²) with WC.

On the right-hand side, an 11m² landing leads to a 12.5m² bedroom, with access to the attic.

Continuing on, the corridor leads to 3 en-suite rooms

- Bedroom 23m² with bathroom (5.5m²) and separate WC
- Bedroom 20m² with 5m² shower room and separate WC
- Bedroom 11m² with 4m² shower room

Extending from and to the side of the dwelling, a dovecote with boiler room and large outbuildings for conversion comprising

- 15m² workshop/laundry room with a 9m² room behind it
- A large barn comprising a first space of 91 m²...