

Charming country house, swimming pool, outbuildings and 1.6 hectare of land 18 kms from Angoulême.



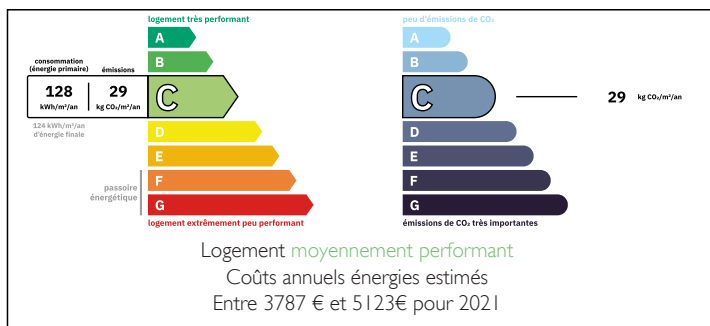
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	3
Floor:	400 m2
Plot Size:	16000 m2

IN BRIEF

Beautiful country property set in a quiet hamlet in grounds of around 1.6h. Main house of 300 m2 communicating with a 2nd house of 100m2. Swimming pool and outbuildings. Amenities 5km away. ANGOULEME 18km away.

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 main house comprises, on the ground floor :

- ENTRANCE 14m²
- LARGE KITCHEN with fireplace: 34m²
- SPACIOUS LIVING ROOM of 50m² with CAVE
- DINING ROOM with parquet floor: 32m²
- 2nd LIVING ROOM 33 m² (possibility of bedroom)
- PARENT'S SUITE with BEDROOM, DRESSING ROOM and BATHROOM: 41m².
- BOILER ROOM

First floor:

- MEZZANINE 11m² on floor + bedroom: 21m² on floor
- 2nd master suite (independent access) with bathroom/wc and dressing room: 65m² floor area

Adjoining gîte (currently communicating with the house via the entrance):

- KITCHEN: 25m²
- LIVING ROOM: 23m²
- MEZZANINE: 16m² floor area
- upstairs a BEDROOM; 21 m²
- Shower room + wc: 8m²

LOCAL TAXES

Taxe foncière: 1771 EUR

Taxe habitation: EUR

NOTES

Adjoining outbuilding of 40 m².

Small non-adjoining outbuilding 14m²

Other outbuildings (storage)

Large terrace

Unoverlooked swimming pool

Wooded grounds of over 1.6 hectar.

Amenities in Roulet 5 km, Angoulême 18 km.

Ideal property for a family home or second home.

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