

Exceptional in Angoulême: magnificent loft-style apartment with a view.



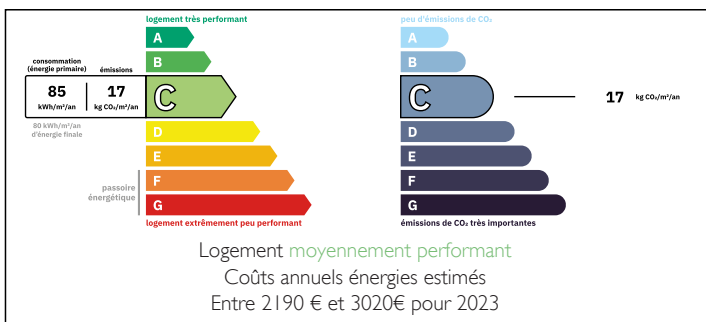
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	294 m2
Plot Size:	0 m2

## IN BRIEF

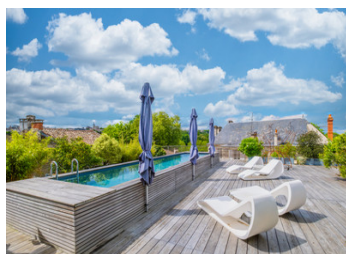
Very large apartment with living room, 3 bedrooms, master suite, 2 bathrooms, beautiful terrace, swimming pool, and garage at the foot of the city center.

## ENERGY - DPE



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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

In a sought-after neighborhood of Angoulême, close to the city center, the train station, and surrounded by nature, this property is exceptional in every way! All the hallmarks of industrial design come together beautifully in this apartment, where every aesthetic detail has been carefully crafted in that spirit. Yet, it doesn't compromise on technical quality, and its layout creates a warm, family-friendly living environment.

A wide staircase leads you to the main living area. Before that, you can park your vehicle either in front of the building or in the spacious 50 m<sup>2</sup> garage. A freight elevator has even been installed and could be converted into a full elevator if needed.

From the generous 14 m<sup>2</sup> entrance hall, you step into a 64 m<sup>2</sup> living room designed for seamless indoor-outdoor living in the summer, thanks to large sliding glass doors that open onto a magnificent 250 m<sup>2</sup> wooden terrace with a swimming pool—offering breathtaking views of Angoulême!

The entire home is oriented toward this outdoor space, including the 20 m<sup>2</sup> open-plan kitchen and the 24 m<sup>2</sup> master suite, both of which open directly onto the terrace.

The three additional bedrooms (26, 27, and 28 m<sup>2</sup>) also enjoy the view. In addition to opening onto the rear of the apartment, each includes a spacious mezzanine with a south-facing bay window. Each bedroom also has access to the green roof, which helps keep the building cool in the summer.

The house is also extremely comfortable in winter. Once the shade sails are...

## LOCAL TAXES

**Taxe foncière:** 5202 EUR

**Taxe habitation:** EUR

## NOTES