

Recently renovated luxury house with outbuildings, heated swimming pool and large garden



## INFORMATION

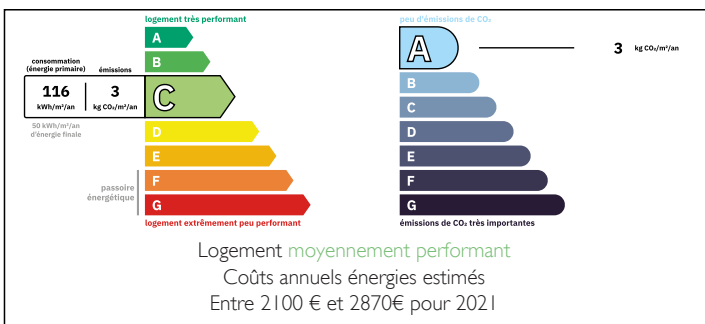
Town:	Angoulême
Department:	Charente
Bed:	8
Bath:	4
Floor:	425 m <sup>2</sup>
Plot Size:	9950 m <sup>2</sup>



## IN BRIEF

This exquisitely renovated stone manoir enjoys a privileged setting just 25 minutes from Angoulême TGV Station, offering direct high-speed connections to Paris in approximately two hours and Bordeaux in just 30 minutes. The charming market town of Villebois-Lavalette lies a mere five-minute drive away, providing an excellent range of everyday amenities including shops, restaurants, and essential services.

## 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 principal residence unfolds across generous proportions, offering seven beautifully appointed bedrooms. The heart of the home is a striking open-plan American-style kitchen, centred around a marble island with seating for five—ideal for both casual dining and refined entertaining. This space flows seamlessly into an elegant dining room with uninterrupted views over the surrounding grounds. A spacious living room with a character fireplace provides a warm and inviting atmosphere, complemented by a fully equipped laundry room and extensive storage throughout.

Outdoors, the property has been thoughtfully designed for both relaxation and entertaining. A covered terrace with a wood-burning fireplace creates a sophisticated al fresco living space, overlooking a fully enclosed garden. A newly installed limestone terrace surrounds the heated saltwater swimming pool, while the mature, landscaped gardens and south-facing courtyard ensure complete privacy and tranquillity.

Further enhancing the estate is a recently completed independent one-bedroom guest house, perfect for hosting visitors in comfort and style. The property also benefits from two garages and a substantial barn with a new roof, offering exceptional potential for conversion into additional luxury accommodation or a separate residence, subject to the necessary permissions.

The main house comprises the following facilities;

GROUND FLOOR approximately 205.50 m<sup>2</sup>

Main entrance onto a spacious hallway leading to:

Library that can be easily function as a bedroom or children's playroom,

Bathroom,

Laundry/Boot room with outside access, (ideal if you have dogs!)

Bedroom currently used as an office

Large living room with a fireplace insert,

Spacious kitchen with a second fireplace insert and a central island providing..

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES