

Fully renovated house with self-contained gite on the banks of the Charente, 5 minutes from Angoulême and its

EXCLUSIVE

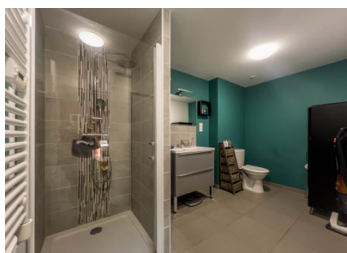
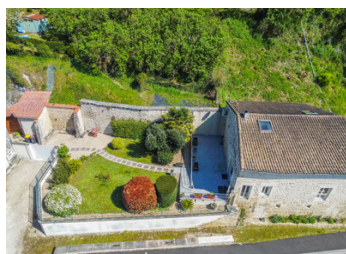


## INFORMATION

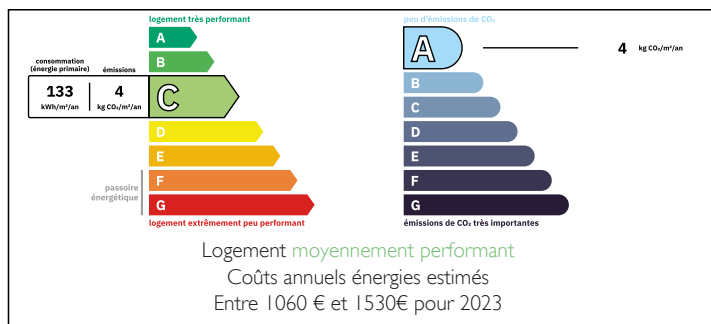
Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	3
Floor:	165 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

## IN BRIEF

Completely renovated, light-filled 115m<sup>2</sup> barn with lovely views over the Charente, large basement garage and 50m<sup>2</sup> outbuilding, also renovated, offering attractive rental potential with a secondary entrance.



## 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

This property comprises:

Former barn completely renovated in 2018, 115m<sup>2</sup> of living space, includes on the ground floor a large garage of 75m<sup>2</sup> with automatic door and a staircase leading to the ground floor of the house where you will find:

- Very bright, triple aspect 50m<sup>2</sup> living room
- Kitchen opening onto a large tiled terrace overlooking the landscaped garden and the Charente river below
- Bedroom (13m<sup>2</sup>)
- Shower room (8m<sup>2</sup>) with shower, washbasin, WC and heated towel rail

First floor:

- Bedroom (11m<sup>2</sup>) plus storage cupboards
- Open-plan study area
- Shower room (7m<sup>2</sup>) with shower, washbasin, WC and heated towel rail

This very contemporary, loft-inspired house offers all modern comforts with double-glazed windows, roller shutters, pellet stove, air conditioning, new electricity and plumbing.

The lovely, very luminous outside terrace, with its beautiful views over the Charente, faces a beautifully landscaped garden with a gated access and parking area, as well as outbuildings including a second 50 m<sup>2</sup> house used as a gite and generating good rental income.

This second house has also been renovated and comprises :

- 30m<sup>2</sup> living room with open plan kitchen on the ground floor and pellet stove
- 20m<sup>2</sup> sleeping area upstairs, with shower room and WC.

Also of note on the plot:

- Pigsty (7m<sup>2</sup>)
- 10m<sup>2</sup> lean-to

## LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

## NOTES