

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

EXCLUSIVE

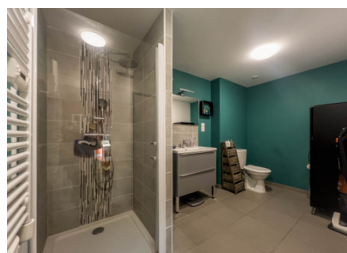
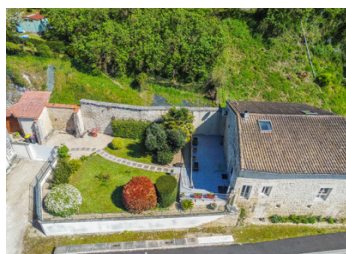
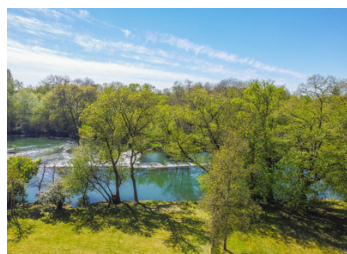


INFORMATION

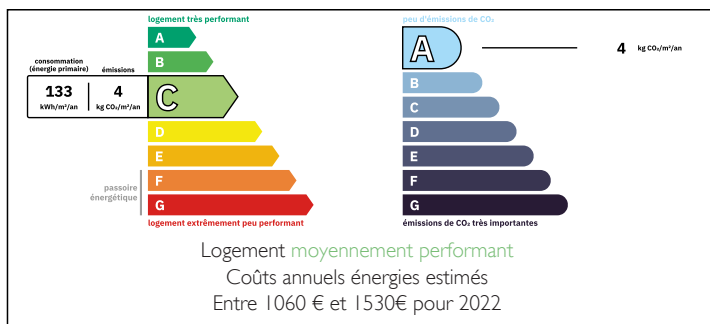
Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	580 m2

IN BRIEF

Completely renovated, light-filled 115m² barn with lovely views over the Charente, large basement garage and 50m² outbuilding, also renovated, offering attractive rental potential with a secondary entrance.



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.



LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property comprises:

Former barn completely renovated in 2018, 115m² of living space, includes on the ground floor a large garage of 75m² with automatic door and a staircase leading to the ground floor of the house where you will find:

- Very bright, triple aspect 50m² living room
- Kitchen opening onto a large tiled terrace overlooking the landscaped garden and the Charente river below
- Bedroom (13m²)
- Shower room (8m²) with shower, washbasin, WC and heated towel rail

First floor:

- Bedroom (11m²) plus storage cupboards
- Open-plan study area
- Shower room (7m²) 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 m² house used as a gite and generating good rental income.

This second house has also been renovated and comprises :

- 30m² living room with open plan kitchen on the ground floor and pellet stove
- 20m² sleeping area upstairs, with shower room and WC.

Also of note on the plot:

- Pigsty (7m²)
- 10m² lean-to