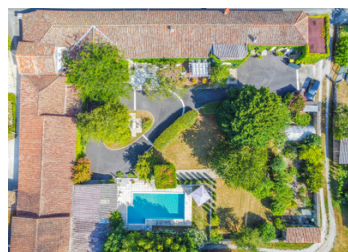


Single-storey farmhouse, 5 bedrooms, swimming pool, outbuildings, enclosed grounds, 20mn Angoulême station

EXCLUSIVE



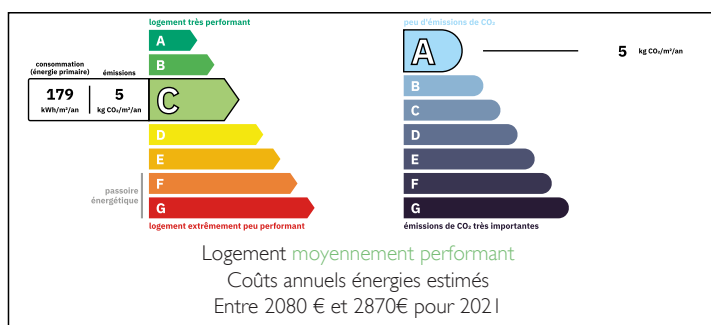
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	244 m2
Plot Size:	2088 m2

## IN BRIEF

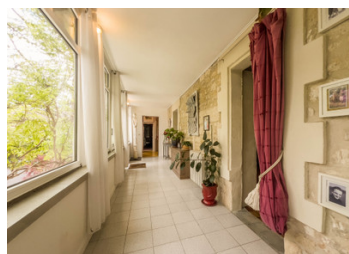
Magnificent, light-filled, unoverlooked longère located in the commune of Nersac, just 20 minutes from Angoulême town centre and its high-speed train station, with large enclosed grounds planted with trees.

## 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

This beautiful property will seduce you from the moment you enter with its enclosed grounds planted with trees around its tower (a former medieval-style water tower) and its swimming pool, an invitation to rest and relax.

A large, ideally-exposed tiled terrace opens onto a lovely, bright entrance hall that leads to a large 61m<sup>2</sup> living room with lounge area, bar and open-plan kitchen with its bread/pizza oven in perfect working order, as well as a 15m<sup>2</sup> dining area in the bow window.

From the wide corridor, which is also very bright, there is a 12m<sup>2</sup> utility room giving access to the scullery and a 7.5m<sup>2</sup> shower room with WC.

The night area comprises 4 bedrooms (12, 13.8, 14.7 and 13.5m<sup>2</sup>) plus a fifth bedroom of 12m<sup>2</sup>, now used as a study overlooking the park.

There is a separate WC and a large bathroom/well-being area (21m<sup>2</sup>) with bath, shower, double washbasin and sauna. This very bright area also has direct access to the grounds.

On the right wing of the house is a boiler room (13m<sup>2</sup>) and a large independent space of 40m<sup>2</sup> that could easily be converted into a gite, with views over the parklands and swimming pool.

There are 2 garages (16m<sup>2</sup> with drainage pit and 23m<sup>2</sup>) on either side of the house. The largest of these could be converted into a gite.

In addition to the old water tower, the perfect playground for youngsters, which will awaken their knightly spirit, there are :

- Independent workshop (14m<sup>2</sup>)

-...

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

**Taxe habitation: EUR**

## NOTES