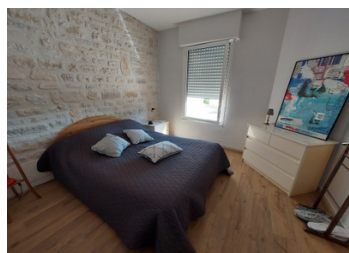


Charming property, 5 bedrooms, swimming pool, outbuildings, and a nice unobstructed views.



INFORMATION

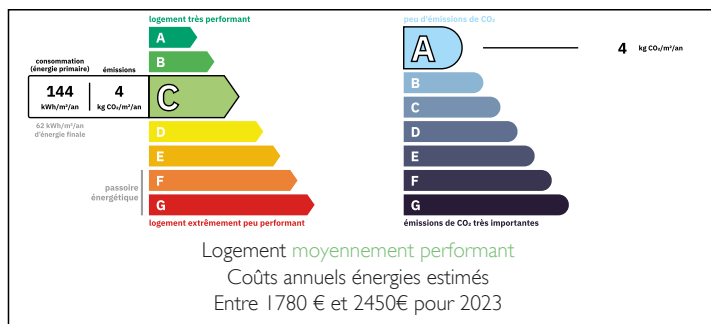
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	4
Floor:	175 m2
Plot Size:	5908 m2



IN BRIEF

Beautiful stone property with entrance hall, living room, kitchen, 5 bedrooms, 4 bathrooms, swimming pool, outbuildings, garden, and beautiful views over the countryside. Only 20 minutes from Angoulême.

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 charming house consists of:

- a spacious entrance of 19m² with wc
- a large living room of 42m² with fireplace
- a fully equipped kitchen/dining room of 27m²

The night area:

- 4 bedrooms (between 9 and 10m²)
- shower room 3m²
- bathroom 5m²
- WC

Upstairs:

- a master ensuite with dressing room, two bathrooms and wc: 30m²

In the basement:

- Room 20m²
- Laundry 15m²
- 'pool-house' room of 21m² with WC

Outbuildings:

- Double garage of 36m²
- Semi-open barn of 90m²

LOCAL TAXES

Taxe foncière:	2000 EUR
Taxe habitation:	EUR

NOTES

Beautiful and private terrace overlooking the 12mx6m swimming pool, landscaped garden with trees, with breathtaking views over the countryside.

Only 20 minutes from Angoulême. A little piece of paradise!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>