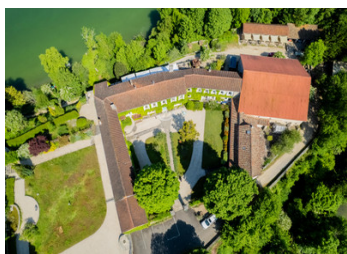


Stunning domain just 15 mins from Angoulême with its own private lake set on 83 hectares of land



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	15
Bath:	12
Floor:	900 m2
Plot Size:	831902 m2



IN BRIEF

Nestled at the end of a tree-lined driveway and overlooking its own private lake of around 9 hectares, this stunning 18th century domain is situated in an area of amazing natural beauty and tranquility and yet is just a 15 minute drive from the city of Angoulême with high-speed train connections to Paris and Bordeaux.

Originally having been built as a private residence and subsequently having been run as a well respected hotel/restaurant, the property maintains great flexibility and offers further opportunities for its usage such as a luxury wedding venue, a wellness retreat or a business conference centre.

ENERGY - DPE

DPE not required.

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

With its main residence, two further independent properties, stables, a large barn, a tennis court, a 20m swimming pool and its land (over 80 hectares) divided between the 9 hectare lake, paddocks, woodland and even a wild truffle area too, this property offers endless possibilities for its future owners.

The main residence currently consists of two beautiful reception rooms (currently used as dining rooms for the restaurant) leading to a stunning terrace overlooking the lake, a professional kitchen, a reception area for the hotel and a downstairs en-suite bedroom. Upstairs there are a further 11 bedrooms, 9 of which have their own en-suite bathrooms and the other 2 with a shared bathroom (family suite).

In terms of further accommodation, there is a separate residence of 140m² that is currently used as the owners' accommodation with, on the ground floor a lounge, dining room and kitchen and on the first floor 2 bedrooms with a large bathroom. There is also an independent, one-bedroom lodge of around 60m² with 1 bedroom and its own terrace too.

Completing the buildings is a barn of around 350m² incorporating a horse-riding arena and on the opposite side of the courtyard there are 5 horse stables.

The lake has a pathway leading all the way round it offering superb views of the domain. Situated in a Natura 2000 zone (a European initiative to preserve biodiversity in natural areas), the current owners have embraced the exceptional natural environment of the domain and have...

LOCAL TAXES

Taxe habitation:

EUR

NOTES