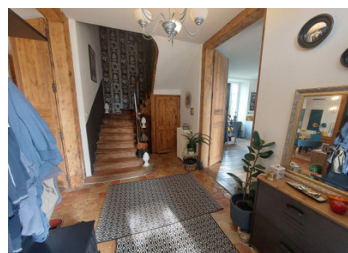


Magnificent renovated Charentaise property with landscaped grounds and swimming pool 15min Angoulême.

EXCLUSIVE



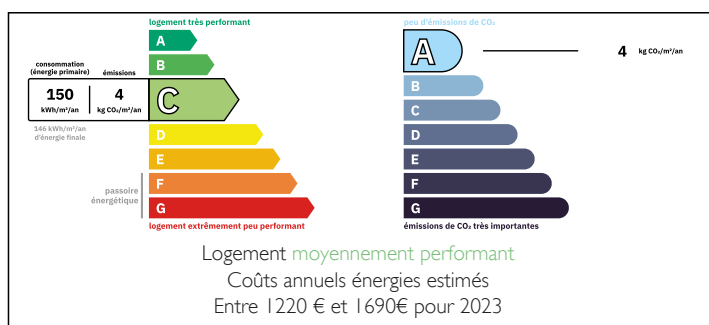
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	9900 m2

IN BRIEF

Beautiful renovation for this light-filled house comprising 4 large bedrooms, fitted kitchen, lounge/dining room, bathroom, shower room, utility room, workshop, swimming pool and magnificent landscaped grounds situated in a hamlet.

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 tastefully renovated property is situated in a hamlet with countryside views.

The front door opens onto a large HALL (13m2) leading to the ground floor rooms:

- ▣ a LIVING ROOM (30m2)
- ▣ a DINNER KITCHEN (30m2)
- ▣ a WC

First floor:

- ▣ BEDROOM 1 of 25m2 with access to the laundry room and WC
- ▣ BEDROOM 2 of 25m2 with DRESSING ROOM and access to a bathroom of 9m2

Second floor:

- ▣ BEDROOM 3 of 30m2
- ▣ BEDROOM 4 of 30m2
- ▣ A bathroom of 6m2 with double shower and double basins and wc

Near the house you can find:

- ▣ a workshop housing the pellet boiler, a workshop
- ▣ a heated SWIMMING POOL (5m x 5m)
- ▣ approximately 1 ha of landscaped garden.

Additional information: New septic tank, some of the aluminium shutters new, pellet boiler, double glazing, outbuilding redone, house roof 2015, outbuilding roof 2025, carport for 2 cars, fibre...

This property is situated just 3 km from VILLEBOIS-LAVALLETTE with all its amenities and 16 km from ANGOULEME.

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

LOCAL TAXES

Taxe foncière:	1287 EUR
Taxe habitation:	EUR

NOTES