

Charming 19th-century property on large plot with swimming pool, in quiet hamlet 20 mns from Angoulême town ce

EXCLUSIVE



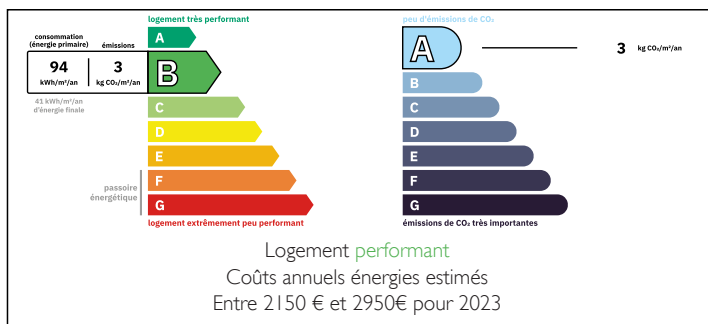
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	4
Floor:	310 m2
Plot Size:	8979 m2

## IN BRIEF

Superb renovated Charentaise maison de maître with 4 bedrooms and 4 bathrooms, set in 8979m<sup>2</sup> of wooded, walled grounds with swimming pool, pool house and outbuildings, including possibility of gite or guest house, all in a quiet hamlet just outside 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

Let yourself be seduced by this beautiful character property just 20mins from Angoulême town center and its LGV train station, located in a quiet hamlet.

The 310m<sup>2</sup> house comprises

Ground floor

9m<sup>2</sup> entrance opening onto a large 18m<sup>2</sup> hall

A reception area comprising a 19.5m<sup>2</sup> dining room with beautiful open fireplace and a 15.5m<sup>2</sup> living room

A 19.5m<sup>2</sup> dining area adjoining the 18m<sup>2</sup> A/E kitchen, opening onto an outdoor terrace

A large 52m<sup>2</sup> living room with exposed stonework and extremely bright cathedral ceiling

A 15m<sup>2</sup> laundry room, a shower room and separate toilet complete the ground floor.

## LOCAL TAXES

Taxe habitation: EUR

The first floor opens onto a large mezzanine space of 22m<sup>2</sup> and a library area of 8m<sup>2</sup> overlooking the ground floor living room, and comprises:

Bedroom 1 (20m<sup>2</sup>) with dressing area (5m<sup>2</sup>) and bathroom (16m<sup>2</sup>)

Bedroom 2 (15.5m<sup>2</sup>) plus dressing area

Bedroom 3 (15.5m<sup>2</sup>) plus 4m<sup>2</sup> private shower room

Bedroom 4 (14m<sup>2</sup>) plus storage

Bathroom (5m<sup>2</sup>)

WC

## NOTES

The outbuildings comprise:

A 35m<sup>2</sup> car port

A 71m<sup>2</sup> barn with enclosed wine cellar and mezzanine storage

A small 30m<sup>2</sup> renovated house currently used as a sports hall (possibility of converting the first floor of this outbuilding)

A 36m<sup>2</sup> pool house with open-plan kitchen, shower room and WC, and pool technical room

Large wooded and enclosed grounds of 8,979m<sup>2</sup>

10x5m saltwater swimming pool with new liner