

Ref: A38136DGE16

Price: 588 000 EUR

agency fees to be paid by the seller

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



# INFORMATION

Town: Angoulême

Department: Charente

Bed:

Bath:

Floor: 310 m2

Plot Size: 8979 m2







### IN BRIEF

Superb renovated Charentaise maison de maitre 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.

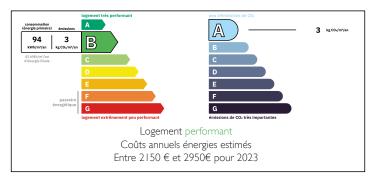








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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## LOCAL TAXES

Taxe habitation: EUR

# NOTES

#### DESCRIPTION

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

The 310m² house comprises

#### Ground floor

9m² entrance opening onto a large 18m² hall

A reception area comprising a 19.5m² dining room with beautiful open fireplace and a 15.5m² 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.

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 I  $(20m^2)$  with dressing area  $(5m^2)$  and bathroom  $(16m^2)$ 

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

Bedroom 3 (15.5m²) plus 4m² private shower room

Bedroom 4 (14m²) plus storage

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

WC

The outbuildings comprise:

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

A  $71\,\text{m}^2$  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 36m² 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

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