

Exceptional 5 bed house with large garden in one of France's favourite villages



INFORMATION

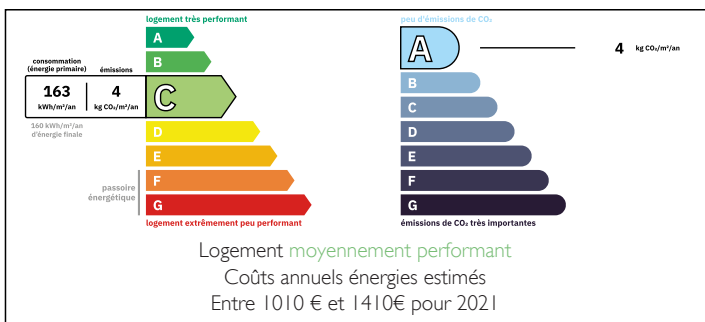
Town:	Angles-sur-l'Anglin
Department:	Vienne
Bed:	5
Bath:	4
Floor:	205 m2
Plot Size:	2319 m2

IN BRIEF

This exceptional property dating back to around 1940 has been transformed into a lovely 5 bed family home set over 4 floors. The ground floor is accessed via steps at the front of the house and consists of an entrance hall, a living room, a bedroom with a large ensuite shower room and a dual aspect library/office space which has a staircase leading down to what would have been the basement but which now has a large open plan kitchen and dining room, with access direct to the patio and garden at the rear, there is also a lounge area with wood burner and a pantry/storage space with access to the side terrace. On the first floor, there are 4 bedrooms, 2 with ensuite showers and also a large family bathroom/wet room. On the top floor there is...



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

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The property is within easy walking distance of the bakery, bars/restaurants and the chateau ramparts in the village of Angles sur l'Anglin which is officially classified as one of the most beautiful villages in France. It is only around 10mins from both St Savin with its UNESCO listed abbey and La Roche-Posay which is famous for its thermal bath cures and spa centres that use the...

LOCAL TAXES

Taxe foncière: 760 EUR

Taxe habitation: EUR

NOTES