



Ref: A39095ASO16 Price: 620 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (595 000 EUR without fees)

Lovely stone property with 2 houses, outbuildings, swimming pool and garden 10 minutes from Angoulême town.



INFORMATION

Town: Angoulême

Department: Charente

7 Bed:

Bath:

Floor: 370 m² Plot Size: 1850 m²









Old renovated houses with lots of charm, ideal for a large family, guest house, gîte, ... located in Champniers, 10kms from Angoulême town centre and 5 min from all amenities. The property comprises a large family house with 5 bedrooms, a 2nd house with 2 bedrooms, a large garage, a barn, a heated saltwater swimming pool and a pretty, fully enclosed garden.

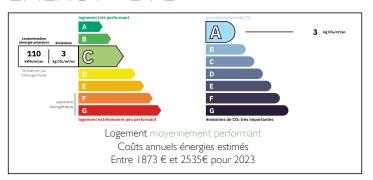








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

- The main house has been tastefully renovated to provide 280 m² of light and space and comprises: Ground floor
- Fully equipped kitchen: 15 m2
- 1st living room 54m2 m² + dining room: 25m2
- 2nd living room with fireplace: 25m2
- Cellar: 4m2
- WC
- Utility room: 10m2

First floor: (on several levels)

- 2 bedrooms with shower rooms (22 m2 and 15 m2)
- I master suite: 23m2 + shower room + dressing room of 7m2 with a pretty terrace
- 2 bedrooms: 13m2 and 20m2
- 5m2 shower room
- WC

2nd renovated detached house (approx. 85m2)

- Entrance hall leading to living room with fitted kitchen: 40m2
- 2 bedrooms: 18 and 12 m2
- Shower room 7m2
- Cupboard
- WC

Outbuildings:

Large garage approx. 80m2, Barn 160m2

The garden is fully enclosed and landscaped, with terraces, heated saltwater swimming pool, 2 wells... There is also a small plot of land opposite the entrance of approx. 96m2 (could be used for off-street parking...)

Must see!

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