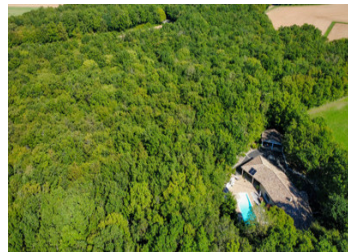


Beautifully designed modern property with pool just 20 mins from Angoulême - set in 1.5 hectares of woodland



## INFORMATION

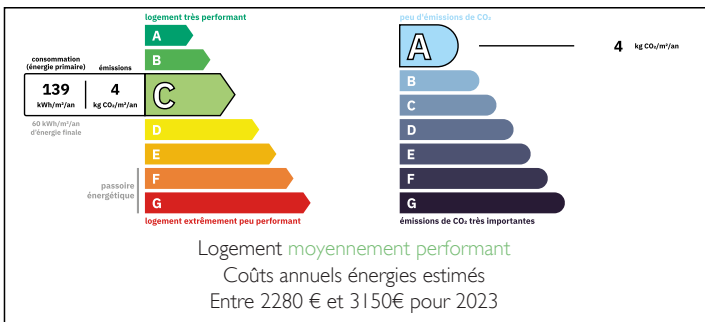
Town:	Maine-de-Boixe
Department:	Charente
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	15025 m2

## IN BRIEF

This beautiful 5-bed modern property, constructed in 2004, is set in amongst its own woodland paradise of over 1.5 hectares and yet is just 5 minutes from the pretty market town of Mansle and only 20 minutes from the thriving city of Angoulême.

Nestled into the surrounding woodland and set behind grand electric gates, no expense has been spared on this wonderful property including a truly beautiful undercover terrace of nearly 60m<sup>2</sup> with its traditional Charentaise roof structure, a gorgeous pool with attached children's paddle pool and surrounding terrace, a truly staggering kitchen/lounge/diner of over 80m<sup>2</sup> with glazed windows overlooking the pool, underfloor heating via a heat-pump and a fantastic master suite including a large bedroom, luxury en-suite shower room and walk-in dressing room.

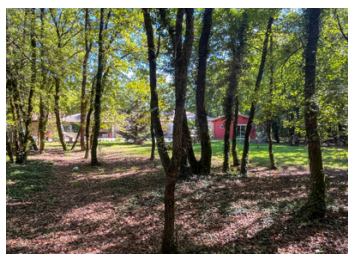
## ENERGY - DPE



For anyone who is a lover of nature, the woodland

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

Tucked away in the heart of your own private woodland paradise of over 1.5 hectares (3.7 acres), this exquisite modern 5-bedroom residence, built in 2004, offers the perfect balance of tranquillity, luxury, and convenience. Just 5 minutes from the charming market town of Mansle and 20 minutes from the vibrant city of Angoulême, this property provides peaceful seclusion without compromising on accessibility.

Approached via grand electric gates, the home sits elegantly amidst mature trees and landscaped gardens, blending beautifully into its natural surroundings.

### Exceptional Outdoor Living

At the heart of the exterior is a breathtaking 60m<sup>2</sup> undercover terrace, featuring a traditional Charentaise-style roof structure, ideal for entertaining or relaxing year-round. This opens onto a beautifully designed swimming pool area, complete with a separate children's paddle pool and expansive sun terrace, all perfectly positioned to make the most of the surrounding woodland views.

Step inside to discover a truly remarkable open-plan kitchen, lounge, and dining area, extending to over 80m<sup>2</sup>. Bathed in natural light from large glazed doors overlooking the pool, this space is the epitome of modern comfort and style. The high-spec kitchen blends seamlessly with the living and dining zones, creating a sociable space perfect for family life or entertaining guests.

Warmth is ensured throughout the colder months with underfloor heating powered by a modern heat-pump system, delivering energy-efficient comfort throughout the property.

The home boasts five generous bedrooms, including a magnificent master suite featuring a large double bedroom, luxury en-suite shower room, and a

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES