

Renovated 18th century property, DPE C, 295m², gite, pool 12x5, spa, 3 barns, enclosed 2460m², 10mn Angoulême

EXCLUSIVE



INFORMATION

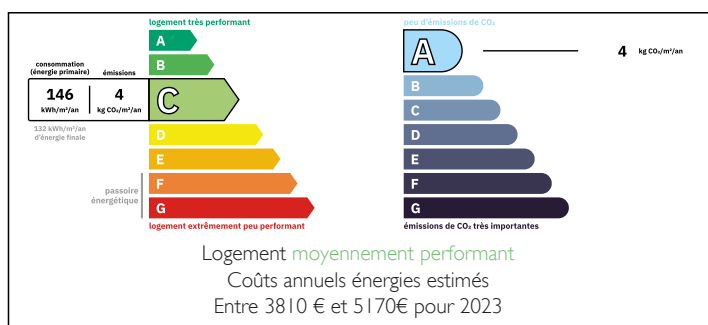
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	4
Floor:	295 m ²
Plot Size:	2460 m ²

IN BRIEF

A 295m² townhouse with spacious rooms, comprising 5 bedrooms, 3 bathrooms, an adjoining holiday cottage, 3 barns, a bakery with its own oven, a gym, a 12x5 swimming pool with a pool house, a counter-current swim spa, and a carport, all set on a beautiful, enclosed plot with no overlooking neighbours and views of the surrounding countryside



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.



LOCAL TAXES

Taxe foncière: 1626 EUR

NOTES

DESCRIPTION

A spacious and light-filled historic property dating from the late 18th century, in excellent condition, offering generous living spaces

The main house, with 266m² of living space, has been fully renovated and comprises, on the ground floor:

- Entrance hall (21m²)
- Living/dining area (38m²) with a fireplace, double aspect
- Kitchen-diner (33m²), double aspect, opening onto a second entrance leading to a utility room (12m²) and a WC with washbasin (5m²)

The first-floor landing leads to two bedrooms (19 and 18.7m²), a shower room with WC (6.5m²) and a master suite comprising a 20m² bedroom and an en-suite bathroom with a dressing area (12.6m²)

The second-floor landing, which also serves as a study, leads to two large bedrooms (21.7 and 20.7m²), a shower room with WC (9.2m²) and a 30m² loft space that could easily be converted (double-glazed windows)

Adjoining the house is a 29m² guest accommodation area comprising a large bedroom plus a separate shower room and WC. This space could be extended onto an adjoining locked garage of approximately 20m²

The remaining outbuildings comprise:

- A 46m² barn used as a gym
- A 74m² barn housing the pellet boiler
- A barn of approximately 50m²
- A bakery (17m²) with its own bread oven and bar area
- A large 45m² carport
- A 12x5m chlorinated swimming pool, secured with a pool house and solar-heated shower
- A cellar running beneath the entire house with a toilet area for the pool
- A counter-current swim spa