

A Charming Home with Pool & Mature Garden in a peaceful environment just outside Angoulême



INFORMATION

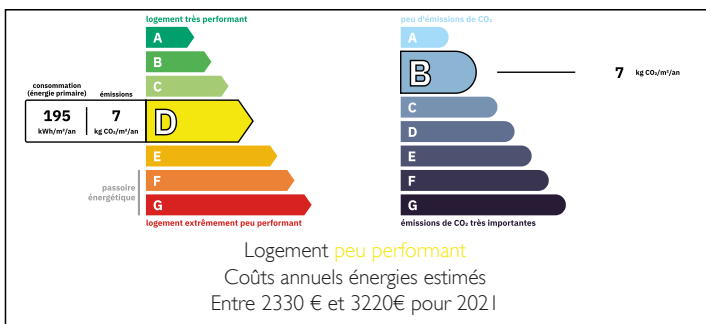
Town:	La Couronne
Department:	Charente
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	1613 m2

IN BRIEF

Just 10 minutes from Angoulême, this attractive family home enjoys a peaceful position in a quiet residential neighbourhood. Set within approximately 1,600 m² of enclosed, established gardens, the property offers spacious living accommodation, four bedrooms, a bright home office, two terraces, an 8 x 5 m swimming pool and a garage. A wonderful opportunity to enjoy a tranquil lifestyle surrounded by greenery, while remaining within easy reach of the city.



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: 2472 EUR

NOTES

DESCRIPTION

Just 10 minutes from Angoulême, this charming family home enjoys a lovely setting in a quiet and established residential neighbourhood.

Set within approximately 1,600 m² of enclosed, mature gardens, the property offers a sense of privacy and tranquillity, while remaining conveniently close to the city and its amenities.

At the heart of the house is a generous and welcoming living space, combining a fitted kitchen with dining area and a comfortable sitting room featuring an open fireplace and pellet stove. This is a naturally convivial space, ideal for family life and entertaining.

Large openings lead directly from the living area onto the terraces and garden, creating an easy connection between indoor and outdoor living. There are two terraces, one of which is covered, providing attractive spaces for relaxing, dining and enjoying the garden throughout the warmer months.

The accommodation includes four bedrooms arranged over different levels.

The first bedroom is accessed directly from the main living area via a wooden staircase and benefits from its own WC and washbasin.

A few steps from the living room leads to a further three bedrooms, a shower room, WC, dressing room and a large, light-filled home office with extensive glazed doors. This versatile space would be ideal for working from home, pursuing hobbies or simply providing additional room for family life.

Outside, the enclosed and established gardens provide a wonderful setting for enjoying the property throughout the year.

The 8 x 5 m swimming pool creates a particularly attractive focal point during the summer months,...