Unique Stone House with Swimming Pool – Victor Hugo Area, Angoulême

INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	333 m2

IN BRIEF

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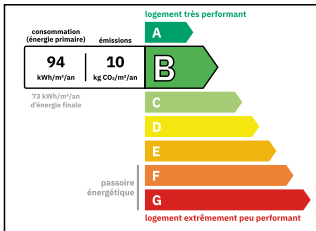
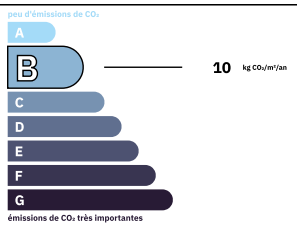
ENERGY - DPE





Logement performant
Coûts annuels énergies estimés
Entre 1390 € et 1970€ pour 2023

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:	**3360 EUR**

NOTES

DESCRIPTION

Characterful Stone House with Swimming Pool – Victor Hugo Area, Angoulême
Located in the sought-after Victor Hugo area of Angoulême, this superb stone house offers approximately 148 m² of living space and has been fully renovated using high-quality materials.

A truly unique property full of character! Inspired by the style of Louisiana homes, this distinctive house combines the charm of period features with modern renovation, creating a warm and inviting atmosphere with a style all of its own.

On the ground floor, you will find an entrance hall, a living room, a dining room, a study area, a fully equipped kitchen with a dining space, and a bathroom with WC.

Upstairs, the sleeping area comprises four bedrooms, a playroom area, a shower room, and a separate WC.

Outside, enjoy a 333 m² plot featuring a garden and a recently installed swimming pool, ideal for sunny days and entertaining family and friends. A small garage completes the property, providing convenient storage for bicycles and other equipment.

 Key Features
Sought-after Victor Hugo area

Approximately 148 m² of living space

Carefully renovated using high-quality materials

Beautiful stonework and distinctive architectural style

A successful blend of period charm and modern comfort

Four bedrooms and a playroom area

Garden with a recently installed swimming pool