



SUPERB PROPERTY WITH 5 GITES,
OUTBUILDINGS, SWIMMING POOLS, 10HA OF
MEADOWS AND WOODS.

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PROPERTY FACT FILE

REFERENCE	A20256NGA16
PRICE	€ 1,255,000 £ 1,077,418* *agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	17
BATHROOM	9
ACCOMMODATION	635 m²
LAND	100000 m²
TOWN	Angoulême
DEPARTMENT	Charente
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Barns / outbuildings, Private parking, Woodburner(s)

*Price based on current exchange rate which is subject to change



- 5 fully furnished and equipped gites
- Heating by geothermal energy
- Large covered car park with charging station
- Very nice open views over the countryside
- Secure swimming pool and paddling pool

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Pretty hamlet property comprising a main house, five gites (sixth to be finished), barn, two swimming pools, meadows and woods (10 hectares). Located 25km from Angoulême and at the gates of the Dordogne.

DESCRIPTIF

Located in the countryside, in a quiet area, this property consists of:

A main house completely independent of the gîtes, comprising of:

Ground floor:

- Entrance with wc 19m²
- Large dining kitchen with woodburner 30m²
- Living room with woodburner 44m² and mezzanine 20m²
- Cellar 13m²
- Master suite with dressing room and bathroom / wc 26m²

Upstairs :

- Landing 13m²
- Shower room/wc 4.5m²
- Bedroom 12m²
- Bedroom with dressing room and closet 21m²
- Master suite with shower room 29m²

Heating by geothermal energy, fibre, double glazing, large covered car park with charging station. Very nice open views over the countryside.

Five fully furnished and equipped gites:

- Gîte 1 (4 people) of 60m² with 2 bedrooms, living room/kitchen, bathroom, wc
- Gîte 2 (6 to 7 people) of 70m² with 3 bedrooms, living room/kitchen, 2 toilets, bathroom
- Gîte 3 (8 people) of 160m² with 4 bedrooms, one with shower room/wc, living room, kitchen, wc, bathroom
- Gîte 4 (6 people) of 80m² with 3 bedrooms, living room/kitchen, 2 toilets, shower room
- Gîte 5 (2 to 3 people) of 40m² with mezzanine bedroom, living room/kitchen, wc, shower room

Outbuildings :

- Gîte 6 to be finished of 100m²
- Attached barn 70m²
- Boiler room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20256NGA16>

COMPLETE FILE AND PHOTO ON REQUEST

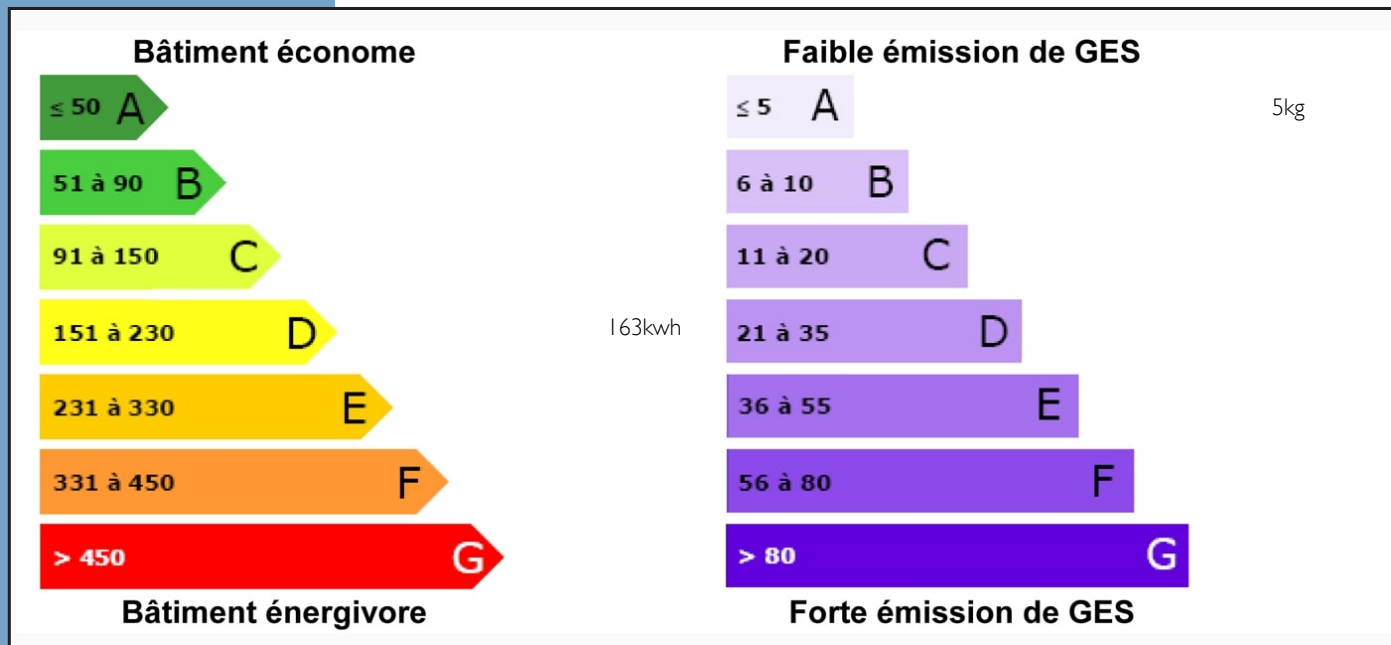


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A20256NGA16
FILE COMPLETE
AND PHOTOS
ON REQUEST

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