



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

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



## PROPERTY FACT FILE

REFERENCE	A20256NGA16
PRICE	€ 1,255,000 £ 1,041,211* *agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	17
BATHROOM	9
ACCOMMODATION	635 m <sup>2</sup>
LAND	100000 m <sup>2</sup>
TOWN	Angoulême
DEPARTMENT	Charente
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

\*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

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

Ref : A20256NGA16

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 19m<sup>2</sup>
- Large dining kitchen with woodburner 30m<sup>2</sup>
- Living room with woodburner 44m<sup>2</sup> and mezzanine 20m<sup>2</sup>
- Cellar 13m<sup>2</sup>
- Master suite with dressing room and bathroom / wc 26m<sup>2</sup>

Upstairs :

- Landing 13m<sup>2</sup>
- Shower room/wc 4.5m<sup>2</sup>
- Bedroom 12m<sup>2</sup>
- Bedroom with dressing room and closet 21m<sup>2</sup>
- Master suite with shower room 29m<sup>2</sup>

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

Outbuildings :

- Gîte 6 to be finished of 100m<sup>2</sup>
- Attached barn 70m<sup>2</sup>
- Boiler room

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

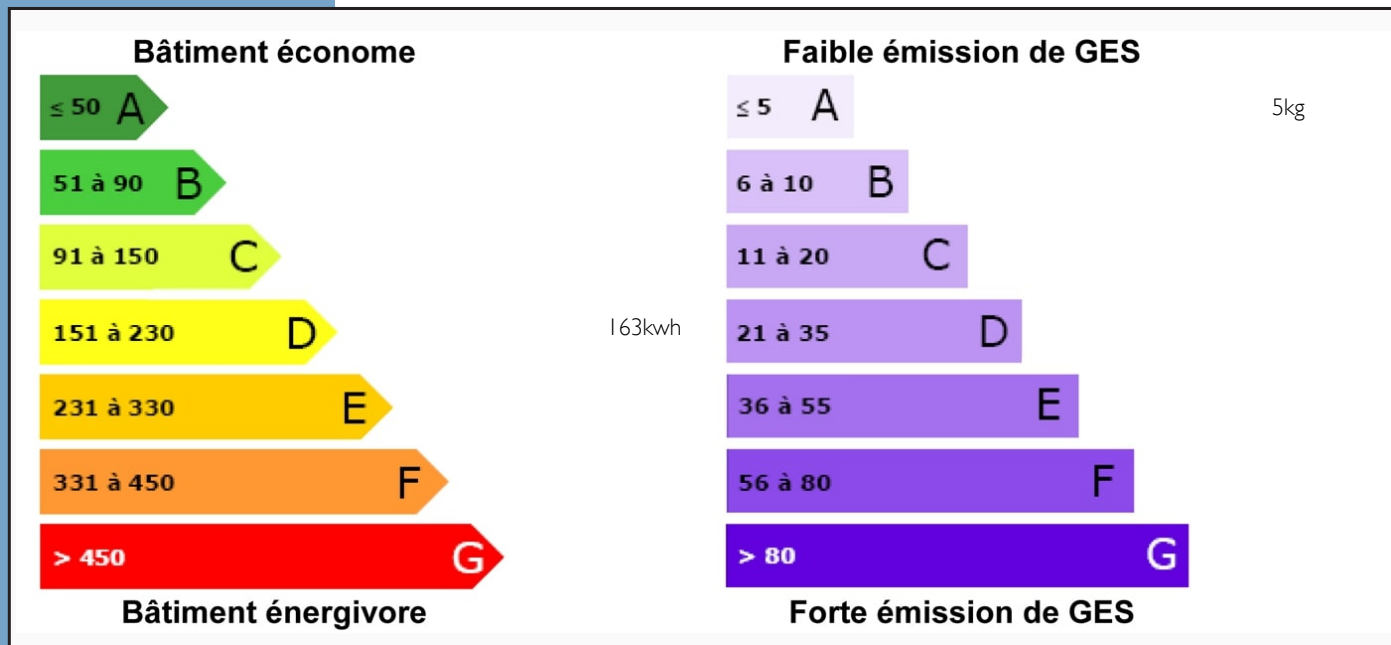


SUPERB PROPERTY WITH 5 GITES, OUTBUILDINGS, SWIMMING POOLS, 10HA OF MEADOWS AND WOODS...

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

Ref : A20256NGA16

## ENERGIE-DPE



## NOTICE

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

I: 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)