



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 £ 1,045,076* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)</small>
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

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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 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

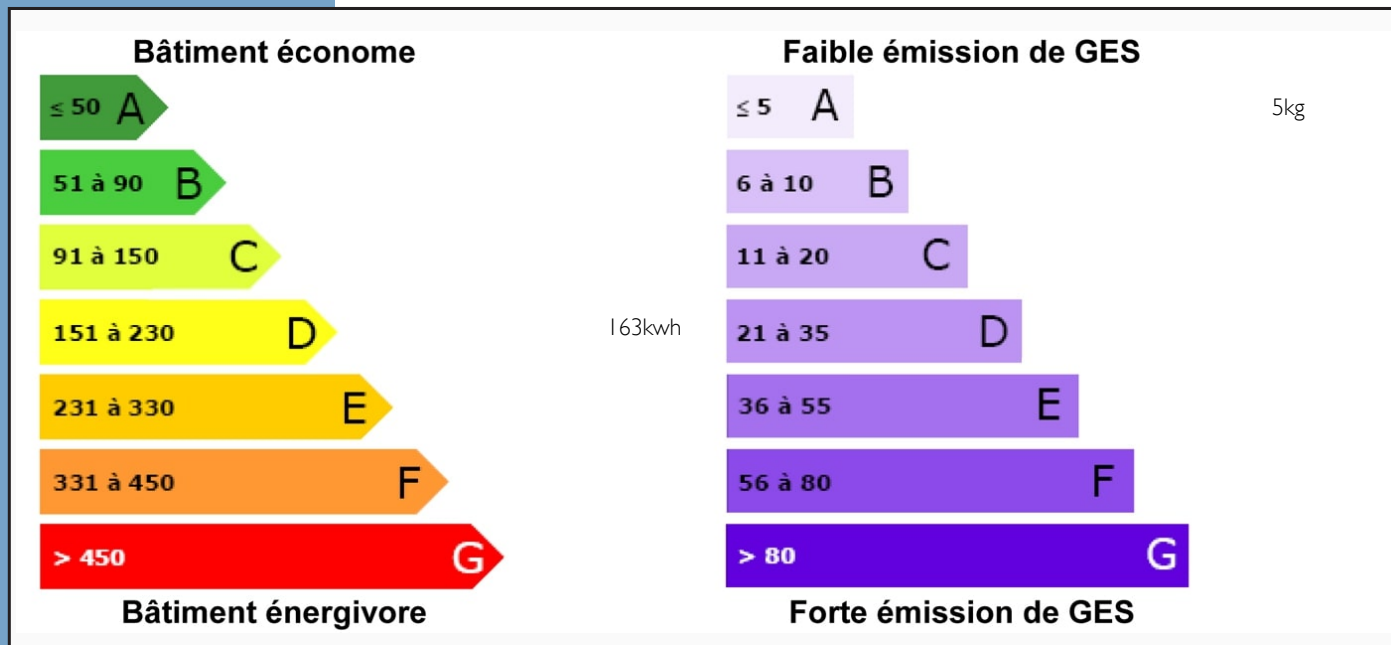


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A20256NGA16  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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