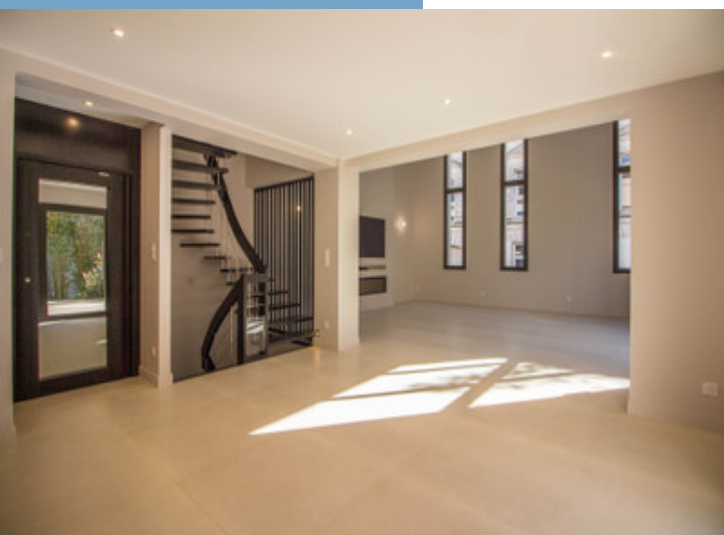
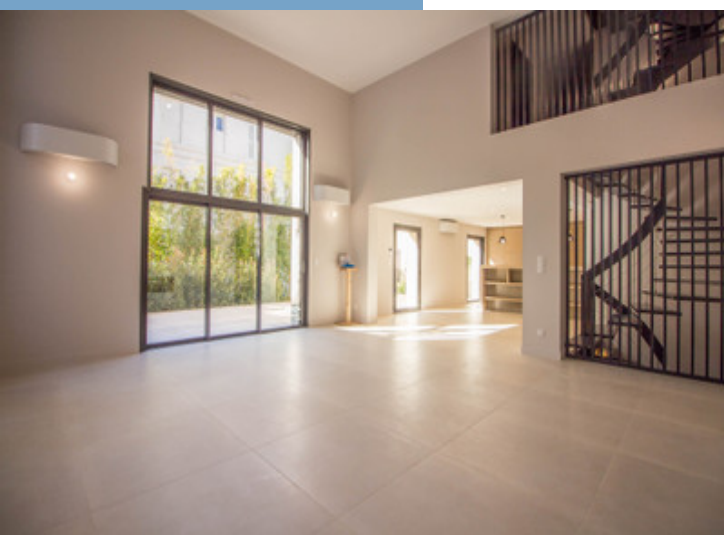




AMAZING ARCHITECT DESIGNED HOUSE 2023,  
ANGOULÊME CENTRE. GRAND LIVING SPACE,  
ROOF TERRACE, GARDEN AND GARAGE

AMAZING ARCHITECT  
DESIGNED HOUSE 2023,  
ANGOULÊME CENTRE.  
GRAND LIVING SPACE,  
ROOF TERRACE, GARDEN  
A...



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A25014DGE16  |
| PRICE   | € 1,040,000<br>£ 0*<br><small>*agency fees included: 4 % TTC<br/>to be paid by the buyer<br/>(1 000 000 EUR hors honoraires)</small> |
| BEDROOM   | 3  |
| BATHROOM  | 2  |
| ACCOMMODATION   | 204 m²   |
| LAND  | 220 m²   |
| TOWN  | Angoulême  |
| DEPARTMENT  |  |
| LOCATION  | Town property  |
| TYPE  | Maison, Family Home  |
| CONDITION   |  |
| FEATURES  | Mains Drains, Garage, Private parking  |
| <small>*Price based on current exchange rate which is subject to change</small> |  |





- Built in 2023, has high ceilings. Interior lift
- Unique architect designed house
- Spacious interiors with roof top terrace
- Double garage. Landscaped terracing
- Location, location, location!

AMAZING ARCHITECT  
DESIGNED HOUSE 2023,  
ANGOULÊME CENTRE.  
GRAND LIVING SPACE,  
ROOF TERRACE, GARDEN  
A...

Ref : A25014DGEI6

In the heart of the ramparts of Angoulême, this new-build home offers high-quality features and optimum comfort with its lift, large double garage and magnificent roof top terrace.

## DESCRIPTIF

Let yourself be seduced by this one-of-a-kind house, with its unique location and top-of-the-range features.

On the ground floor :

- Large, bright 51m<sup>2</sup> living room with very high ceilings
- Fully fitted and equipped bespoke kitchen
- Laundry/storeroom
- WC with washbasin
- Terrace with landscaping

First floor:

- 2 bedrooms, one with a dressing room (13 and 15m<sup>2</sup>)
- Shower room with WC

Second floor:

- Master suite with a dressing room (16m<sup>2</sup>) and shower room with WC
- Roof top access

Basement:

- Large double insulated and tiled garage with electric charging point
- Storeroom and cellar

For your convenience, the house has :

- A private lift serving the different levels
- Aluminium joinery with electric roller shutters
- Sliding patio doors
- Underfloor heating by heat pump and reversible air conditioning
- Electric fireplace
- Connected television

Thanks to its central location, all shops and services are within walking distance.

Class A energy performance

File on request

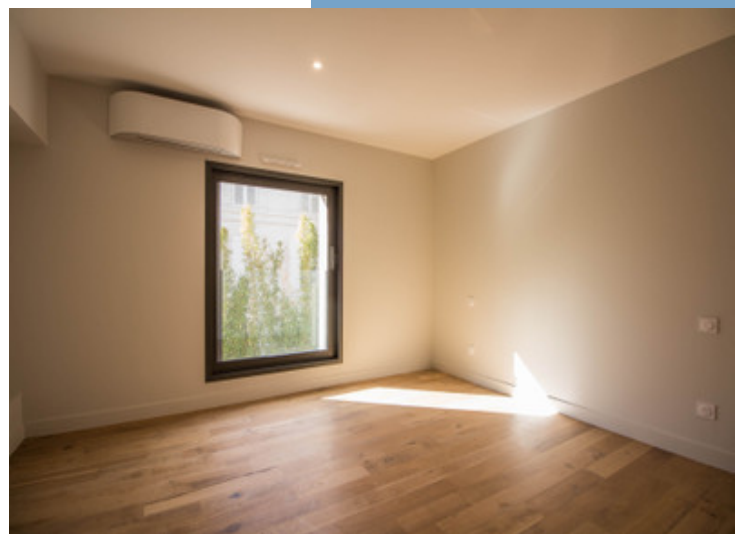
-----

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25014DGEI6>

COMPLETE FILE AND PHOTO ON REQUEST



AMAZING ARCHITECT  
DESIGNED HOUSE 2023,  
ANGOULÊME CENTRE.  
GRAND LIVING SPACE, ROOF  
TERRACE, GARDEN A...

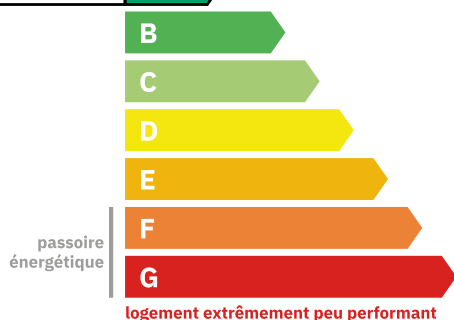
Ref : A25014DGEI6

## ENERGIE-DPE

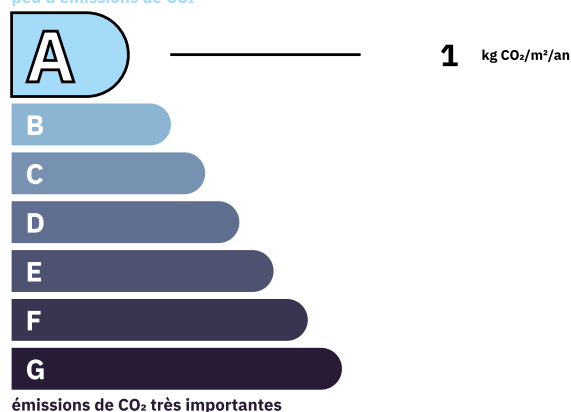
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

consommation  
(énergie primaire) | émissions | logement très performant

|                 |                                |          |
|-----------------|--------------------------------|----------|
| 50<br>kWh/m²/an | 1<br>kg CO <sub>2</sub> /m²/an | <b>A</b> |
|-----------------|--------------------------------|----------|



peu d'émissions de CO<sub>2</sub>



Property **Very efficient**  
Estimated annual energy costs  
between 500 € and 730€ for 2021

## 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.

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 : A25014DGEI6  
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)