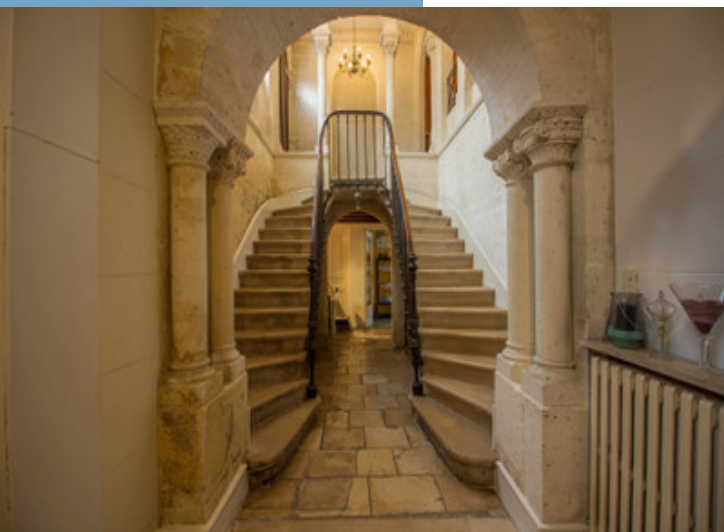
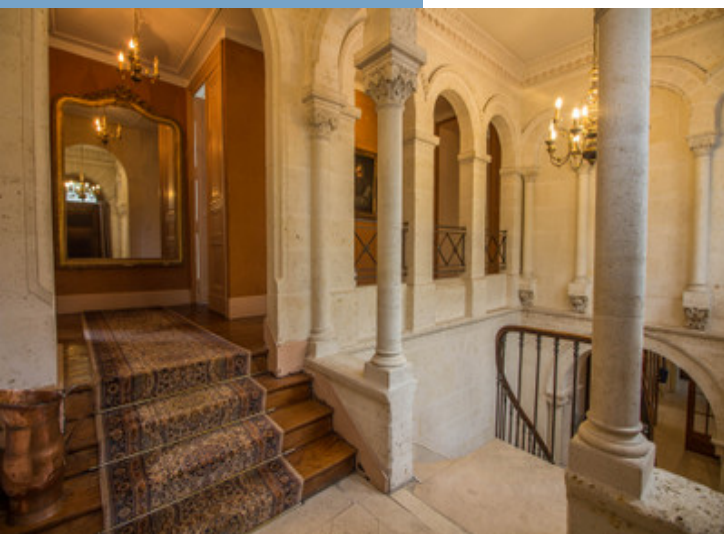




## 14-ROOM PROPERTY ON ANGOULÊME CITY CENTRE WITH LARGE WOODED GROUNDS AND PRIVATE GARAGE

14-ROOM PROPERTY ON  
ANGOULÊME CITY  
CENTRE WITH LARGE  
WOODED GROUNDS  
AND PRIVATE GARAGE...



## PROPERTY FACT FILE

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A29277DGEI6                                                                                                     |
| PRICE         | € 745,500<br>£ 0*<br>*agency fees included: 5 % TTC<br>to be paid by the buyer<br>(710 000 EUR hors honoraires) |
| BEDROOM       | 6                                                                                                               |
| BATHROOM      | 3                                                                                                               |
| ACCOMMODATION | 420 m <sup>2</sup>                                                                                              |
| LAND          | 1800 m <sup>2</sup>                                                                                             |
| TOWN          | Angoulême                                                                                                       |
| DEPARTMENT    |                                                                                                                 |
| LOCATION      | Town property                                                                                                   |
| TYPE          | Maison, Family Home                                                                                             |
| CONDITION     | Good condition                                                                                                  |
| FEATURES      | Mains drainage, Garage, Private parking                                                                         |

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



14-ROOM PROPERTY ON  
ANGOULÊME CITY  
CENTRE WITH LARGE  
WOODED GROUNDS  
AND PRIVATE GARAGE...

Ref : A29277DGEI6

In the centre of Angoulême, bourgeois house with 420 m<sup>2</sup> of living space on 3 levels, ideal for professionals with 2 independent entrances, superb wooded grounds, large south-facing terraces and private garage, good general condition with unique architectural features.

## DESCRIPTION

Let yourself be seduced by this elegant 19th century family home in the heart of Angoulême town centre, close to the Plateau. Spacious accommodation with fine architectural features and wooded park in the heart of the town.

On the garden level, with direct access to the terraces facing the park, there are :

- 28m<sup>2</sup> kitchen/dining room with adjoining pantry
- 26m<sup>2</sup> dining room
- 2 lounge areas (19 and 18m<sup>2</sup>)
- WC

On the ground floor with 2 independent entrances directly onto the street, a level that could be dedicated to an independent activity, with currently 3 areas used as offices (31, 14 and 27m<sup>2</sup>), WC, as well as a bedroom (21m<sup>2</sup>) with bathroom (9m<sup>2</sup>) and private lounge (19.5m<sup>2</sup>), but which could just as easily be converted into living rooms or bedrooms.

Upstairs are 2 bedrooms (18 and 12m<sup>2</sup>), a bathroom (7m<sup>2</sup>), WC, and a parental area with bedroom (21m<sup>2</sup>), bathroom (14m<sup>2</sup>), dressing area (12m<sup>2</sup>), study or additional bedroom (16m<sup>2</sup>) and WC. A 31m<sup>2</sup> attic completes this level.

Enclosed entrance porch with parking  
Private garage  
Small outbuildings

Large, south-facing wooded parkland (1800m<sup>2</sup>)

Town gas condensing boiler  
Fibre internet  
Mains drain

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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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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29277DGEI6>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

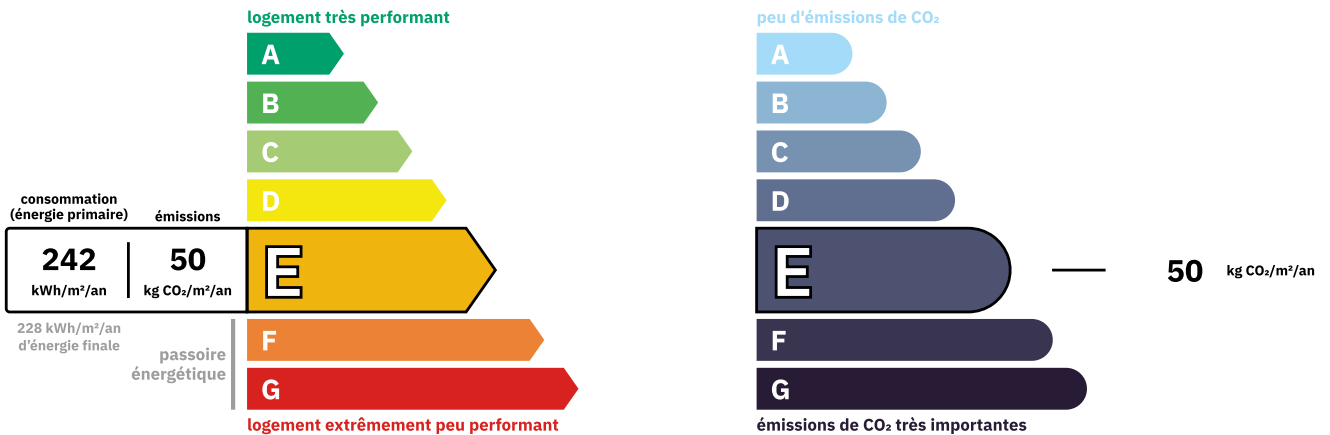
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14-ROOM PROPERTY ON  
ANGOULÊME CITY CENTRE  
WITH LARGE WOODED  
GROUNDS AND PRIVATE  
GARAGE...

Ref : A29277DGEI6

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 5610 € and 7640€ 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 : A29277DGEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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