



CONTEMPORARY HOUSE. 3 BEDROOMS. STUDY.
GROUND FLOOR. GARAGE. ENCLOSED GARDEN.
SWIMMING POOL. GITE POSSIBLE.

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3 BEDROOMS. STUDY.
GROUND FLOOR.
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POOL. GITE PO...



PROPERTY FACT FILE	
REFERENCE	A32279CGLI6
PRICE	€ 499,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (482.500 EUR hors honoraires)
BEDROOM	3
BATHROOM	4
ACCOMMODATION	283 m ²
LAND	3359 m ²
TOWN	La Tâche
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Indoor heated pools
- Very high energy performance
- Plain pied living possible
- Very nice services
- Disabled access throughout the house

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An incredible house that combines modernity, high-quality features, spaciousness, comfort and charm. Just 17 km from Mansle (N10 access) and 30 km from Angoulême (TGV train station), this recently built property is nestled in a bucolic, wooded corner of the Charente countryside. The house opens out generously onto uninterrupted

DESCRIPTIF

*This HOUSE completed in 2021 (timber frame and imitation wood cladding) comprises ;

ON THE GROUND FLOOR

- Spacious living room with kitchen and pellet stove: 83 m².
- bedroom with en-suite shower room (shower and two basins): 24 m².
- a WC

A bay window gives access to

- heated indoor swimming pool (7x3.5), shower room with WC
- a utility room

A door gives access to :

- a cellar: 8.8 m² (8.8 sq ft)
- a laundry room
- a workshop/technical room
- a double garage

and with independent access from the outside :

- a study/bedroom: 14 m² (14 sq ft)
- a shower room with WC, shower and basin
- an indoor heated spa (3x4)

FIRST FLOOR (accessible by lift)

- two bedrooms with dressing rooms: 12.7 m² each
- a WC
- A bathroom: 4.3 m².
- a large landing/study: 20 m² (215 sq ft)
- a 26 m² mezzanine with hanging net (39 m²)

*enclosed garden

*TERRACE

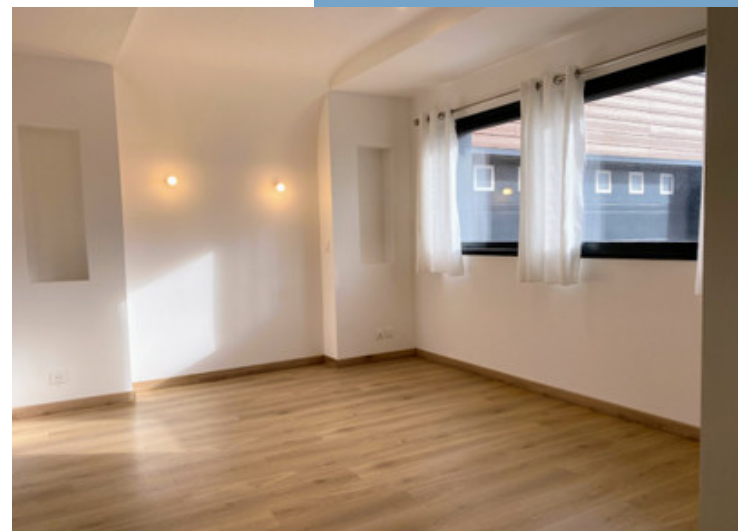
*electric GATE

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32279CGLI6>

COMPLETE FILE AND PHOTO ON REQUEST



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

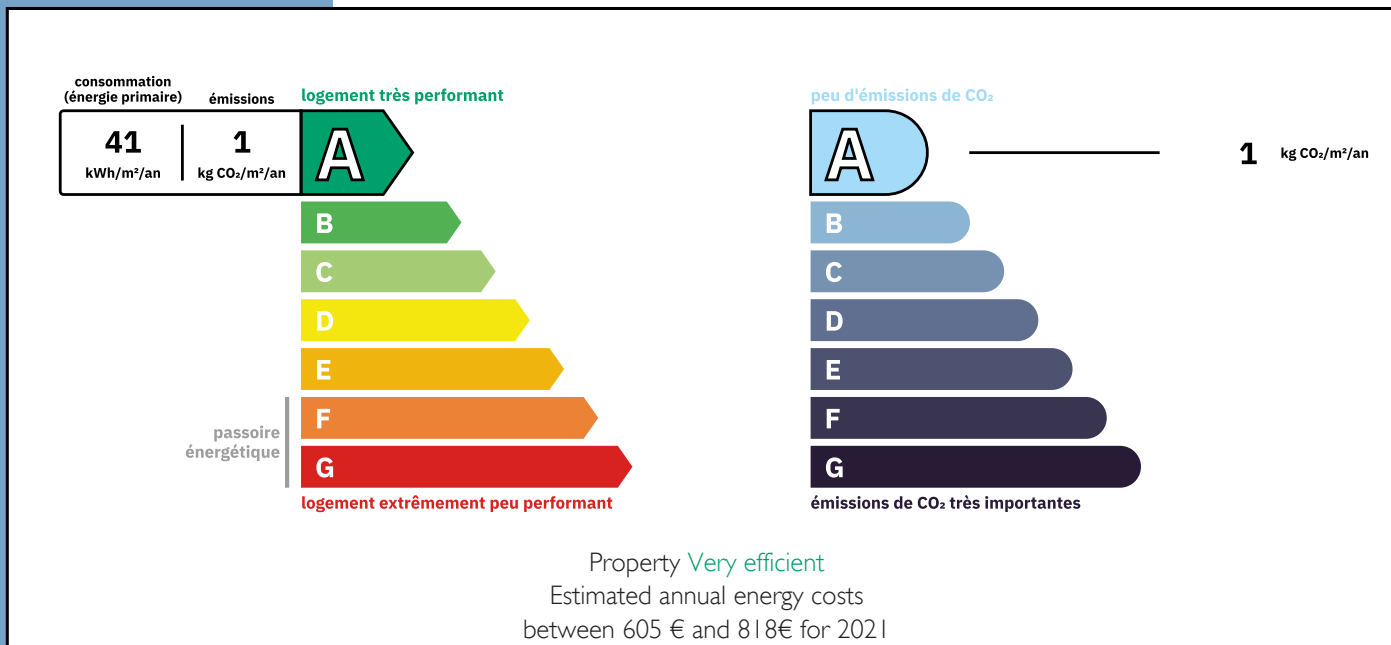
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CONTEMPORARY HOUSE, 3
BEDROOMS, STUDY, GROUND
FLOOR, GARAGE, ENCLOSED
GARDEN, SWIMMING POOL,
GITE PO...

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ENERGIE-DPE



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CONTACT

Réf : A32279CGLI6
FILE COMPLETE
AND PHOTOS
ON REQUEST

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