



UNDER OFFER. CONTEMPORARY HOUSE. 3  
BEDROOMS. STUDY. GROUND FLOOR. GARAGE.  
ENCLOSED GARDEN. SWIMMING POOL.

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UNDER OFFER.  
CONTEMPORARY HOUSE.  
3 BEDROOMS, STUDY.  
GROUND FLOOR.  
GARAGE, ENCLOSED  
GARDEN, SWIMMING ...



PROPERTY FACT FILE	
REFERENCE	A32279CGLI6
PRICE	€ 498,900 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (482 400 EUR hors honoraires)
BEDROOM	3
BATHROOM	4
ACCOMMODATION	283 m²
LAND	3359 m²
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

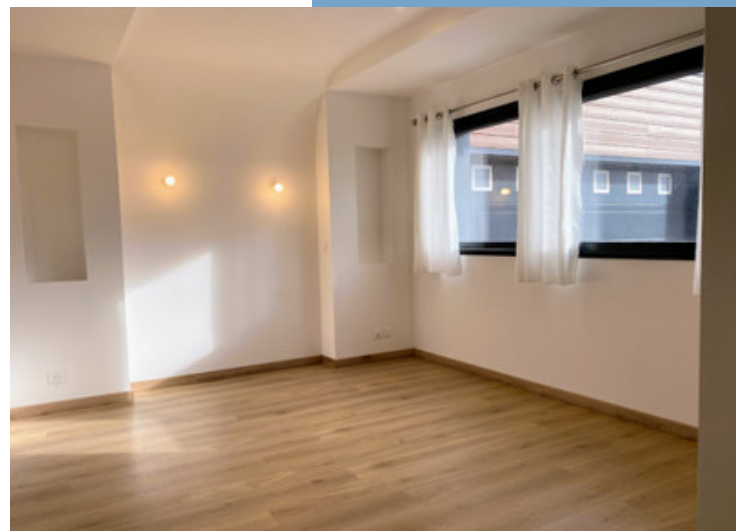
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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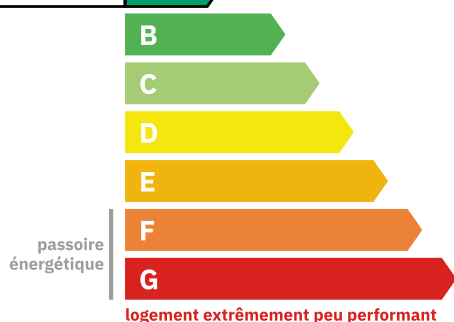
Ref : A32279CGLI6

## ENERGIE-DPE

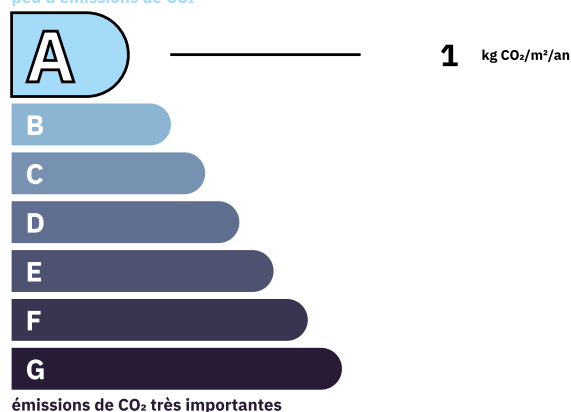
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consommation  
(énergie primaire) | émissions | **logement très performant**

<b>41</b> kWh/m²/an	<b>1</b> kg CO₂/m²/an	<b>A</b>
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peu d'émissions de CO₂



Property **Very efficient**  
Estimated annual energy costs  
between 605 € and 818€ 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.

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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 : A32279CGLI6  
FILE COMPLETE  
AND PHOTOS  
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