

SINGLE-STOREY FARMHOUSE, 5 BEDROOMS, SWIMMING POOL, OUTBUILDINGS, ENCLOSED GROUNDS, 20MN ANGOULÊME STATION

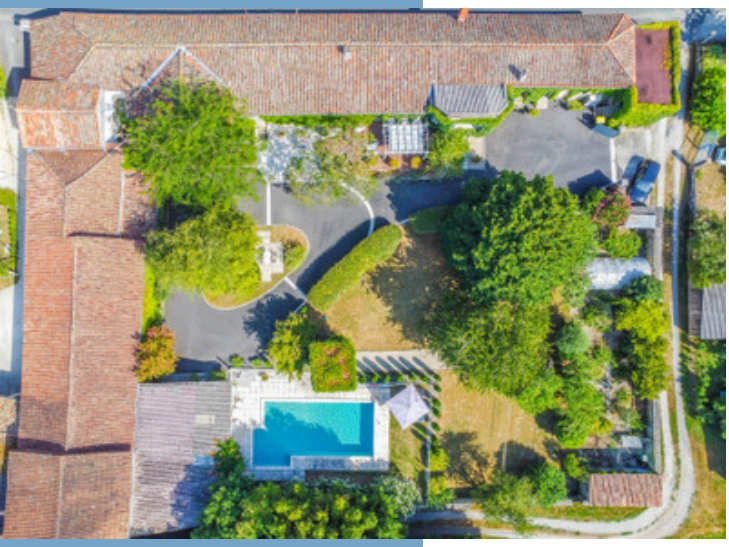
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PROPERTY FACT FILE

REFERENCE	A36339DGE16
PRICE	€ 436,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	244 m²
LAND	2088 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

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

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Magnificent, light-filled, unoverlooked longère located in the commune of Nersac, just 20 minutes from Angoulême town centre and its high-speed train station, with large enclosed grounds planted with trees.



DESCRIPTION

This beautiful property will seduce you from the moment you enter with its enclosed grounds planted with trees around its tower (a former medieval-style water tower) and its swimming pool, an invitation to rest and relax.

A large, ideally-exposed tiled terrace opens onto a lovely, bright entrance hall that leads to a large 61m² living room with lounge area, bar and open-plan kitchen with its bread/pizza oven in perfect working order, as well as a 15m² dining area in the bow window.



From the wide corridor, which is also very bright, there is a 12m² utility room giving access to the scullery and a 7.5m² shower room with WC.

The night area comprises 4 bedrooms (12, 13.8, 14.7 and 13.5m²) plus a fifth bedroom of 12m², now used as a study overlooking the park. There is a separate WC and a large bathroom/well-being area (21m²) with bath, shower, double washbasin and sauna. This very bright area also has direct access to the grounds.

On the right wing of the house is a boiler room (13m²) and a large independent space of 40m² that could easily be converted into a gite, with views over the parklands and swimming pool.
There are 2 garages (16m² with drainage pit and 23m²) on either side of the house. The largest of these could be converted into a gite.



In addition to the old water tower, the perfect playground for youngsters, which will awaken their knightly spirit, there are :
- Independent workshop (14m²)
- Garage/carport (77m²) where 2 cars can easily be parked ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36339DGE16

COMPLETE FILE AND PHOTO ON REQUEST

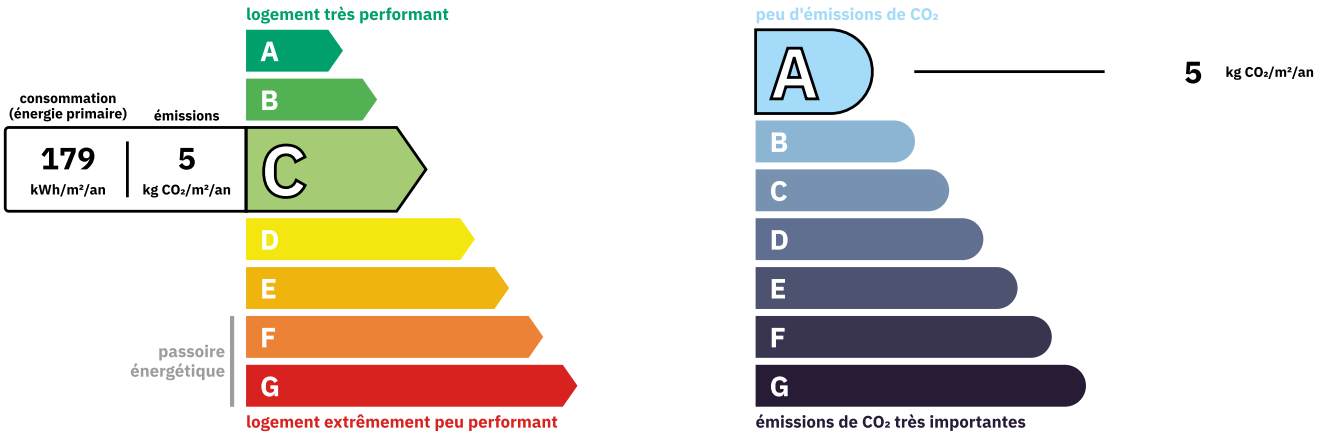
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2080 € and 2870€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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