



CHARMING 19TH-CENTURY PROPERTY ON  
LARGE PLOT WITH SWIMMING POOL, IN QUIET  
HAMLET 20 MNS FROM ANGOULÊME TOWN CE



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19TH-CENTURY PROPERTY  
ON LARGE PLOT WITH  
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QUIET HAMLET 20 MNS  
FROM ANGOULÊME.



PROPERTY FACT FILE	
REFERENCE	A38136DGE16
PRICE	€ 588,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	310 m²
LAND	8979 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	







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Superb renovated Charentaise maison de maître with 4 bedrooms and 4 bathrooms, set in 8979m<sup>2</sup> of wooded, walled grounds with swimming pool, pool house and outbuildings, including possibility of gîte or guest house, all in a quiet hamlet just outside Angoulême.

## DESRIPTIF

Let yourself be seduced by this beautiful character property just 20mns from Angoulême town center and its LGV train station, located in a quiet hamlet.

The 310m<sup>2</sup> house comprises

### Ground floor

9m<sup>2</sup> entrance opening onto a large 18m<sup>2</sup> hall

A reception area comprising a 19.5m<sup>2</sup> dining room with beautiful open fireplace and a 15.5m<sup>2</sup> living room

A 19.5m<sup>2</sup> dining area adjoining the 18m<sup>2</sup> A/E kitchen, opening onto an outdoor terrace

A large 52m<sup>2</sup> living room with exposed stonework and extremely bright cathedral ceiling

A 15m<sup>2</sup> laundry room, a shower room and separate toilet complete the ground floor.

The first floor opens onto a large mezzanine space of 22m<sup>2</sup> and a library area of 8m<sup>2</sup> overlooking the ground floor living room, and comprises:

Bedroom 1 (20m<sup>2</sup>) with dressing area (5m<sup>2</sup>) and bathroom (16m<sup>2</sup>)

Bedroom 2 (15.5m<sup>2</sup>) plus dressing area

Bedroom 3 (15.5m<sup>2</sup>) plus 4m<sup>2</sup> private shower room

Bedroom 4 (14m<sup>2</sup>) plus storage

Bathroom (5m<sup>2</sup>)

WC

The outbuildings comprise:

A 35m<sup>2</sup> car port

A 71m<sup>2</sup> barn with enclosed wine cellar and mezzanine storage

A small 30m<sup>2</sup> renovated house currently used as a sports hall (possibility of converting the first floor of this outbuilding)

A 36m<sup>2</sup> pool house with open-plan kitchen, shower room and WC, and pool technical room

Large wooded and enclosed grounds of 8,979m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38136DGE16>

COMPLETE FILE AND PHOTO ON REQUEST

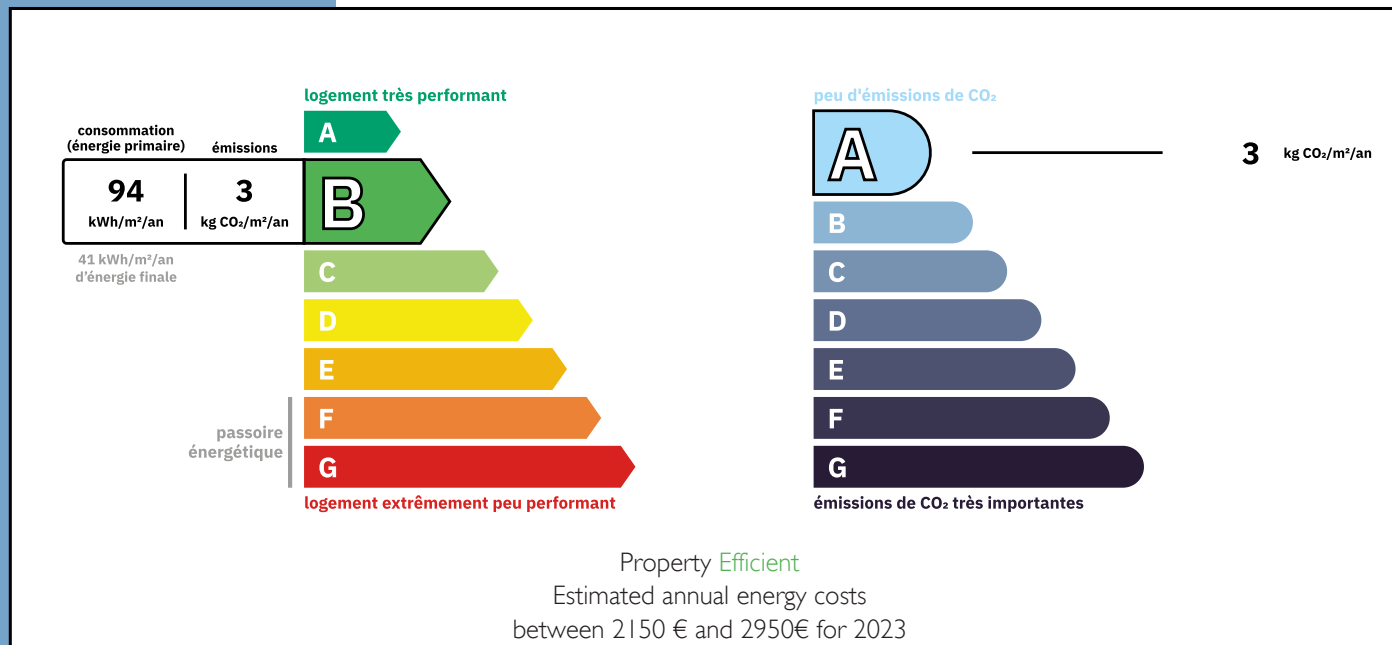


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Ref : A38136DGEI6

## ENERGIE-DPE

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



## NOTICE

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

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## CONTACT

Réf : A38136DGEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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