







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

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





PROPERTY FACT FILE

REFERENCE A38136DGE16

PRICE € 588,000

£ 0*

*agency fees to be paid by the seller

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

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





CHARMING 20 MNS FROM ANGOULI..

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Superb renovated Charentaise maison de maitre with 4 bedrooms and 4 bathrooms, set in 8979m² of wooded, walled grounds with swimming pool, pool house and outbuildings, including possibility of gite or guest house, all in a quiet hamlet just outside Angoulême.

DESCRIPTIF

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 310m² house comprises

Ground floor

9m² entrance opening onto a large 18m² hall

A reception area comprising a 19.5m² dining room with beautiful open fireplace and a 15.5m² living room

A 19.5m² dining area adjoining the 18m² A/E kitchen, opening onto an outdoor terrace

A large 52m² living room with exposed stonework and extremely bright cathedral ceiling

A 15m² laundry room, a shower room and separate toilet complete the ground floor.

The first floor opens onto a large mezzanine space of 22m² and a library area of 8m² overlooking the ground floor living room, and comprises:

Bedroom I (20m²) with dressing area (5m²) and bathroom (16m²)

Bedroom 2 (15.5m²) plus dressing area

Bedroom 3 (15.5m²) plus 4m² private shower room

Bedroom 4 (14m²) plus storage

Bathroom (5m²)

WC

The outbuildings comprise:

A 35m² car port

A 71 m² barn with enclosed wine cellar and mezzanine storage A small 30m² renovated house currently used as a sports hall (possibility of converting the first floor of this outbuilding)

A 36m² pool house with open-plan kitchen, shower room and WC, and pool technical room

Large wooded and enclosed grounds of 8,979m²

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A38136DGE16 COMPLETE FILE AND PHOTO ON REQUEST



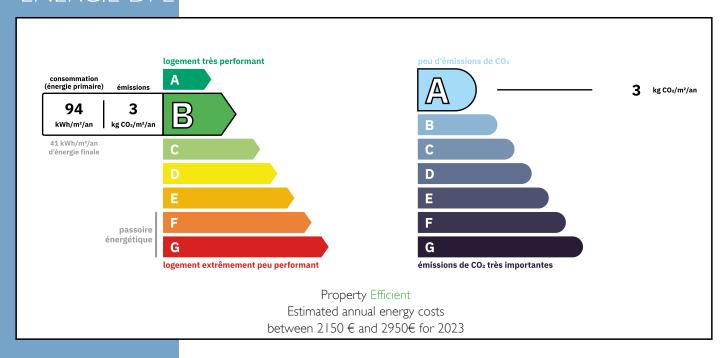




CHARMING 19TH-CENTURY PROPERTY ON LARGE PLOT WITH SWIMMING POOL, IN QUIET HAMLET 20 MNS FRON ANGOUIT Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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