LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A38136DGE16
PRICE	€ 550,000 £ 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, Garage, Barns - outbuildings

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





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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.



DESCRIPTION

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 1 (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 71m² 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

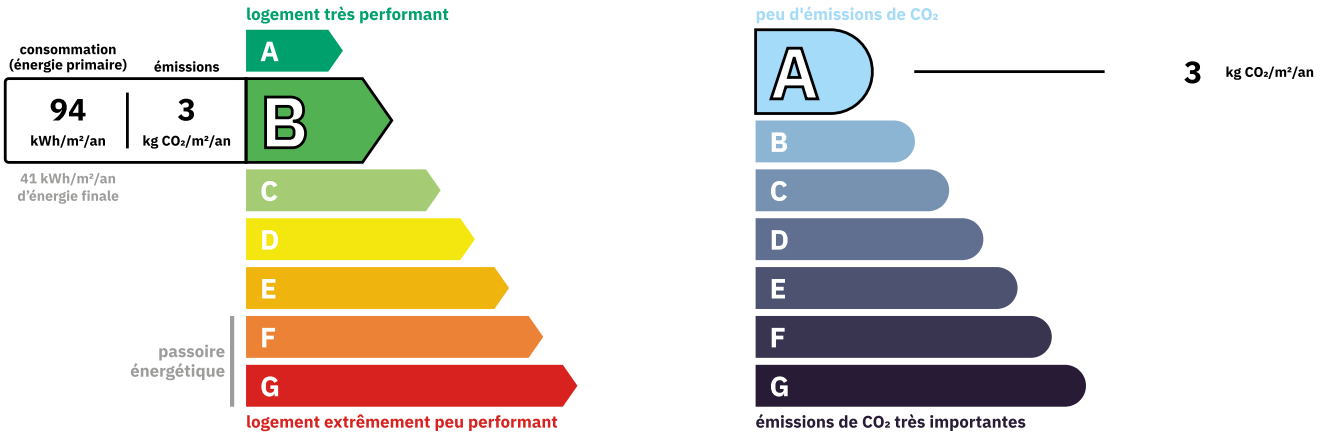
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2150 € and 2950€ for 2023

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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