

18TH-CENTURY MANSION 15 MINUTES FROM ANGOULÊME

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PROPERTY FACT FILE

REFERENCE	A39725NKA16
PRICE	€ 763,200 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (720 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	307 m²
LAND	5803 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage

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





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- Renovated
- fenced property
- 12 m swimming pool
- Alarm
- Electric gate

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Built in 1764, this magnificent, carefully renovated mansion combines authentic charm with modern comfort. Located on the edge of a village, close to all amenities and just fifteen minutes from Angoulême and its TGV railway station (Paris in less than 2 hours, Bordeaux in 30 minutes), it enjoys an ideal location, while offering peace and quiet,

DESCRIPTION

As soon as you enter, you will be charmed by the many period features: oak parquet flooring, exposed beams, stone fireplaces, perfectly preserved old tiles and even a unique floor known as 'en chœur de demoiselle' in the kitchen. The convertible dovecote, connecting the outbuildings in a wing, recalls the history of the property, which was once dedicated to cognac production, with an original wine press and barrel still remaining.
The residence offers spacious living areas:
- 7 bedrooms, including a 40 m² master suite,
- 2 bathrooms, 2 shower rooms
- an authentic kitchen,
- a spacious dining room,
- a bright living room opening directly onto the garden.

The 5,800 m² enclosed grounds feature a 12 m swimming pool and multiple relaxation areas, as well as a barn that can accommodate 3 to 5 cars.
This exceptional property combines elegance, prestige and the gentle way of life in Charente. Angoulême, a lively and cultural city, famous for its International Comics Festival, its Francophone Film Festival, its Gastronomades and numerous other events, is located in the immediate vicinity.
A rare property, ideal for a family home or a charming second home.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39725NKA16
COMPLETE FILE AND PHOTO ON REQUEST

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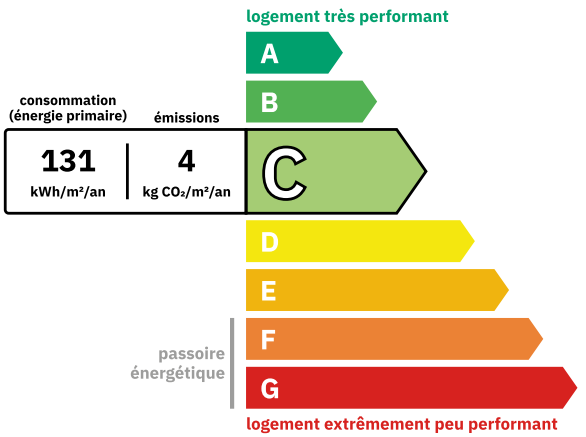
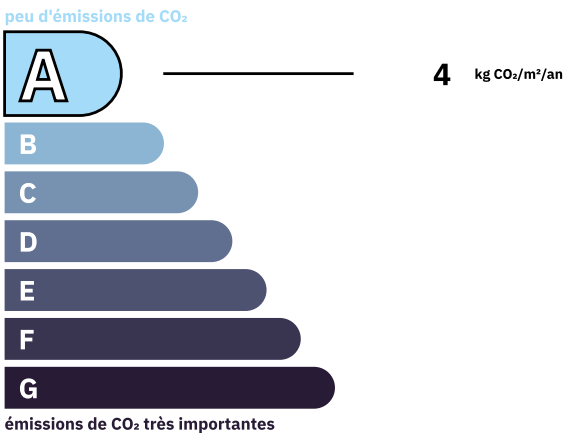
ENERGIE-DPE





Property Moderatly efficient
Estimated annual energy costs
between 2423 € and 3279€ for 2021

NOTICE

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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.

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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

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