LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING RIVERSIDE ESTATE SET ON 1.9 HECTARES JUST 5 MINUTES FROM ANGOULÊME.

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PROPERTY FACT FILE

REFERENCE	A41661JMR16
PRICE	€ 2,120,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	9
ACCOMMODATION	700 m²
LAND	18919 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison, Family Home, Manoir
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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





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- 5 mins from the city-centre and train station
- Large family home (460m²) with three guest houses
- Modern event space of over 200m²
- Parkland, riverside gardens of nearly 2 hectares
- Infinity swimming pool overlooking the garden

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Exceptional 17th-Century Estate, ideally located at the gates of Angoulême and bordered by the Charente River. Fully and tastefully renovated, this property combines historic character with modern comfort in a unique natural setting.



DESCRIPTION

The main house, with approximately 460 m² of living accommodation, offers spacious, light-filled interiors: a modern kitchen opening onto a patio, generous living areas, and three suites with private bathrooms. An additional independent accommodation area includes eight custom-built stalls and three shower rooms, providing comfortable lodging for up to 16 guests.



Two guest houses of 125 m² and 90 m² add five more bedrooms, ideal for increasing hosting capacity. A third 90 m² house, in need of renovation, completes the ensemble and offers further potential for expanding activities.

The outbuildings have been converted into a modern 200+ m² reception hall, fully heated and air-conditioned, and able to host up to 150 people. With a catering area, cloakrooms, and contemporary restrooms, it is perfectly suited for weddings, seminars, exhibitions, and other high-end events.

The 2-hectare park, bordered by the Charente River, is a genuine natural retreat, featuring a private pond, a small island, landscaped gardens, and several relaxation areas. The courtyard, highlighted by white hydrangeas and a tivoli, creates a striking entrance for guests. An infinity pool with lounge area and bar completes the setting, offering peaceful views of the gardens and poplars.

In summary, this estate successfully combines a prestigious family residence with a high-potential event concept. A rare opportunity only 5 minutes from Angoulême - a unique property designed to impress and ready to w...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41661JMR16

COMPLETE FILE AND PHOTO ON REQUEST

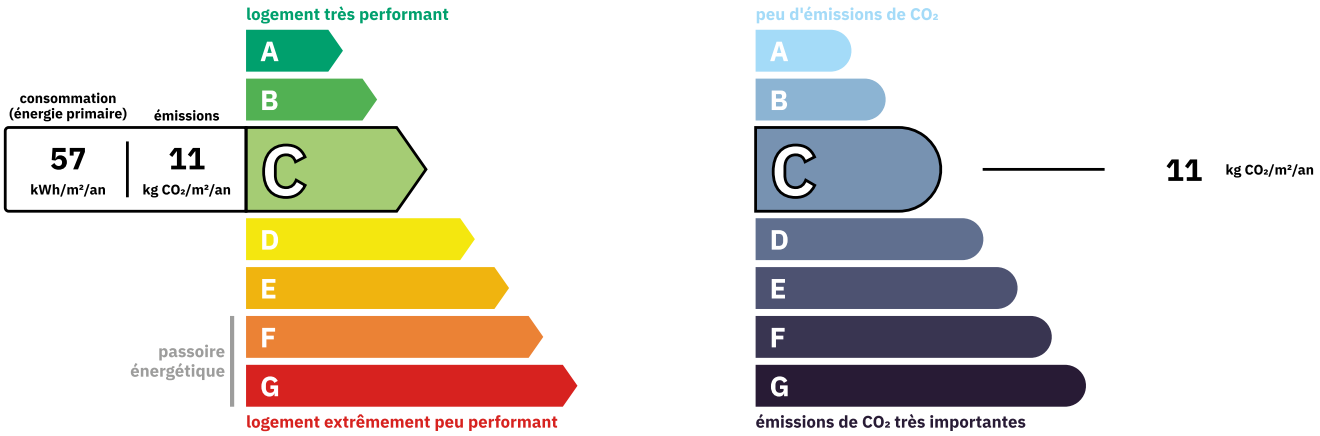
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4480 € and 6101€ 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

Réf :A41661JMR16
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