14-ROOM PROPERTY ON ANGOULÊME CITY CENTRE WITH LARGE WOODED GROUNDS AND PRIVATE GARAGE

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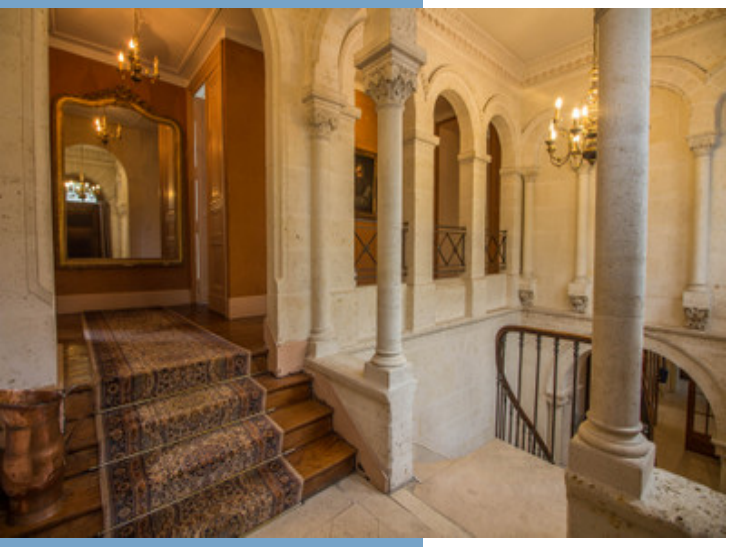

PROPERTY FACT FILE

REFERENCE	A29277DGE16
PRICE	€ 745,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (710 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	420 m²
LAND	1800 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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

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In the centre of Angoulême, bourgeois house with 420 m² of living space on 3 levels, ideal for professionals with 2 independent entrances, superb wooded grounds, large south-facing terraces and private garage, good general condition with unique architectural features.

DESCRIPTION

Let yourself be seduced by this elegant 19th century family home in the heart of Angoulême town centre, close to the Plateau.
Spacious accommodation with fine architectural features and wooded park in the heart of the town.

On the garden level, with direct access to the terraces facing the park, there are :
- 28m² kitchen/dining room with adjoining pantry
- 26m² dining room
- 2 lounge areas (19 and 18m²)
- WC

On the ground floor with 2 independent entrances directly onto the street, a level that could be dedicated to an independent activity, with currently 3 areas used as offices (31, 14 and 27m²), WC, as well as a bedroom (21m²) with bathroom (9m²) and private lounge (19.5m²), but which could just as easily be converted into living rooms or bedrooms.

Upstairs are 2 bedrooms (18 and 12m²), a bathroom (7m²), WC, and a parental area with bedroom (21m²), bathroom (14m²), dressing area (12m²), study or additional bedroom (16m²) and WC.
A 31m² attic completes this level.

Enclosed entrance porch with parking
Private garage
Small outbuildings

Large, south-facing wooded parkland (1800m²)

Town gas condensing boiler
Fibre internet
Mains drain

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/A29277DGE16

COMPLETE FILE AND PHOTO ON REQUEST

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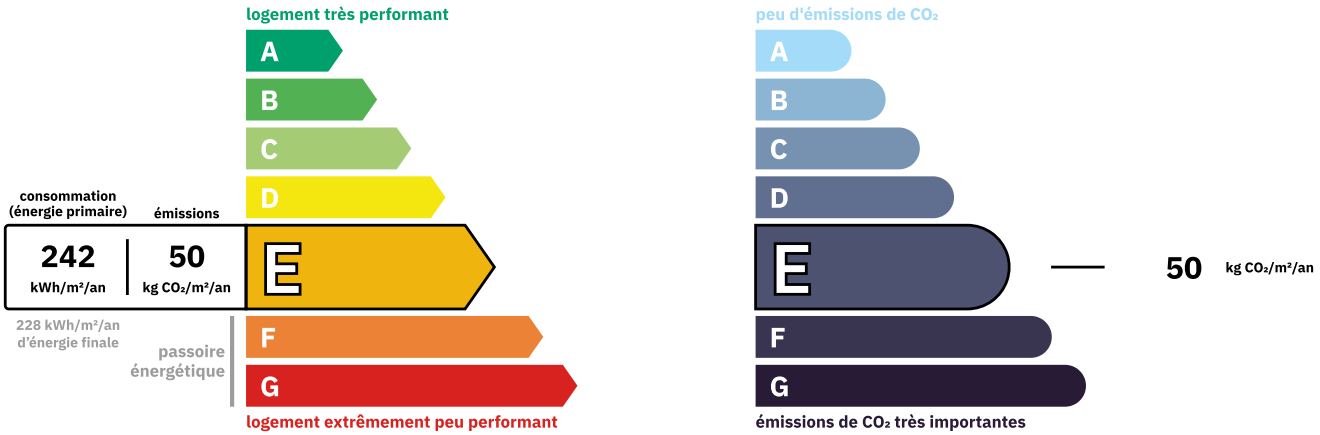
ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5610 € and 7640€ 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 :A29277DGE16

FILE COMPLETE AND PHOTOS ON REQUEST

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