



RECENTLY RENOVATED LUXURY HOUSE WITH
OUTBUILDINGS, HEATED SWIMMING POOL AND
LARGE GARDEN

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PROPERTY FACT FILE

REFERENCE	A36042CDE16
PRICE	€ 965,000 £ 0*
	*agency fees included: 5 % TTC to be paid by the buyer (915 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	425 m ²
LAND	9950 m ²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Immaculately remodelled property in serene setting
- Stylishly restored guest house with private deck
- Local village with all amenities 5 mins drive.
- Angouleme 30k. TGV: Paris 2 hrs, Bordeaux 30 min
- New Chef equipped kitchen, huge marble island.

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This completely renovated stone manoir is ideally located just 25 minutes from the Angouleme TGV station, with direct trains to Paris in 2 hours and Bordeaux in 30 minutes. It is just a 5-minute drive from all the amenities of Villebois-Lavalette; a supermarket, hardware store, bakery, butcher, pharmacy, flower shop, banks and restaurants.

DESCRIPTION

The main house comprises of the following facilities;

GROUND FLOOR 205.50 m²

Main entrance onto a spacious hallway leading to: a library that could be converted into a bedroom or children's playroom, a bathroom, a laundry room with outside access, an office that could be converted into a bedroom, a large living room with a fireplace insert, a spacious kitchen with a second fireplace insert and a central island providing seating for five, an adjoining dining room with views of the countryside, and a master suite with a shower room.

The reception areas feature numerous authentic period details, blended with contemporary design, polished concrete floors, and south-facing windows, creating bright and spacious rooms with high ceilings.

A total of four working wood-burning stoves are located throughout the reception areas.

Double-glazed wooden cottage-style windows and doors overlook the front and rear courtyards.

FIRST FLOOR – 120 m²: Original staircase leading to a landing, a master suite, three further bedrooms, a large bathroom, and a dressing room.

Again, the house has been tastefully decorated with a blend of contemporary and original features. In total, 325 m² of living space.

The entire house is serviced by a heat pump with a very high level of insulation. All the roofs have been recently timbered and retiled.

The exterior offers a pretty totally renovated gite of 100 m². Bespoke fitted kitchen, living area with an open fireplace. Beautiful ensuite bedroom . O...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A36042CDE16>

COMPLETE FILE AND PHOTO ON REQUEST

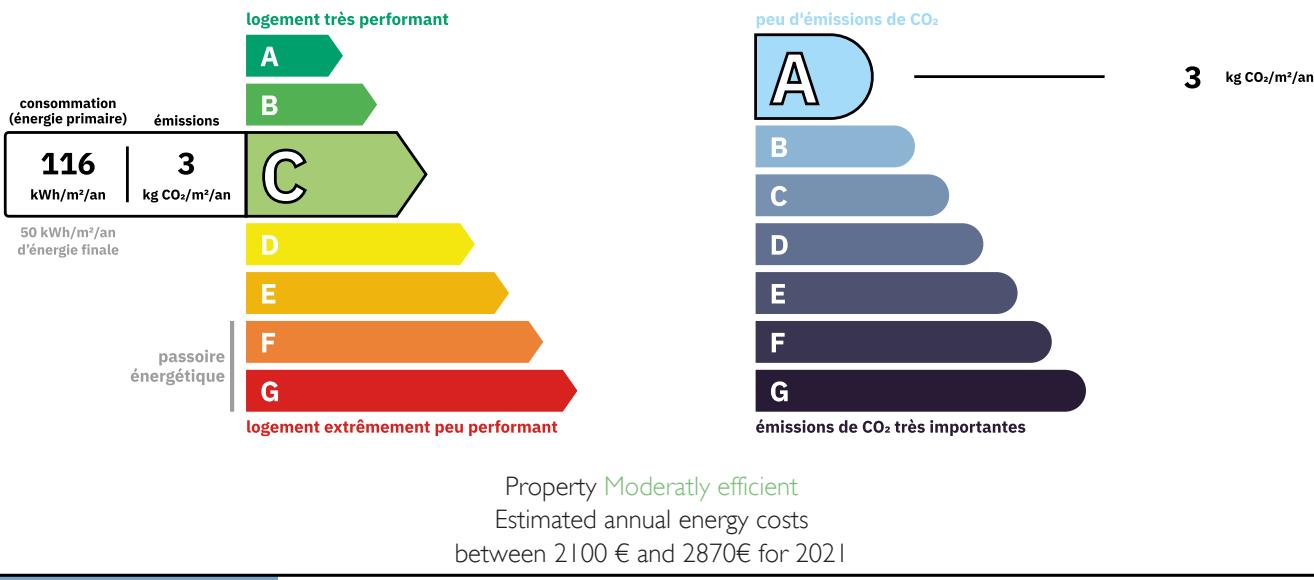


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ENERGIE-DPE

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



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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

Réf : A36042CDE16

FILE COMPLETE
AND PHOTOS
ON REQUEST

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