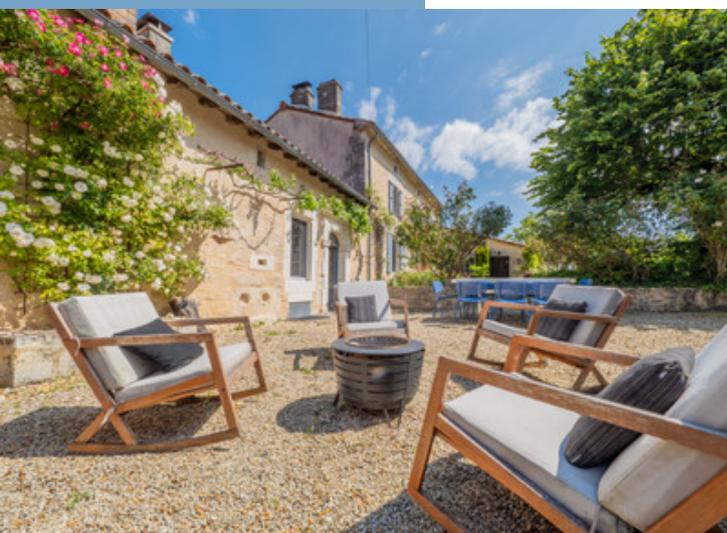




RECENTLY RENOVATED LUXURY HOUSE WITH  
OUTBUILDINGS, HEATED SWIMMING POOL AND  
LARGE GARDEN

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



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 <sup>2</sup>
LAND	9950 m <sup>2</sup>
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.
- Angoulême 30k. TGV: Paris 2 hrs, Bordeaux 30 min
- New Chef equipped kitchen, huge marble island.

RECENTLY RENOVATED  
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OUTBUILDINGS, HEATED  
SWIMMING POOL AND  
LARGE GARDEN...

Ref : A36042CDEI6

This exquisitely renovated stone manoir enjoys a privileged setting just 25 minutes from Angoulême TGV Station, offering direct high-speed connections to Paris in approximately two hours and Bordeaux in just 30 minutes. The charming market town of Villebois-Lavalette lies a mere five-minute drive away, providing an excellent range of everyday

## DESCRIPTION

The principal residence unfolds across generous proportions, offering seven beautifully appointed bedrooms. The heart of the home is a striking open-plan American-style kitchen, centred around a marble island with seating for five—ideal for both casual dining and refined entertaining. This space flows seamlessly into an elegant dining room with uninterrupted views over the surrounding grounds. A spacious living room with a character fireplace provides a warm and inviting atmosphere, complemented by a fully equipped laundry room and extensive storage throughout.

Outdoors, the property has been thoughtfully designed for both relaxation and entertaining. A covered terrace with a wood-burning fireplace creates a sophisticated al fresco living space, overlooking a fully enclosed garden. A newly installed limestone terrace surrounds the heated saltwater swimming pool, while the mature, landscaped gardens and south-facing courtyard ensure complete privacy and tranquillity.

Further enhancing the estate is a recently completed independent one-bedroom guest house, perfect for hosting visitors in comfort and style. The property also benefits from two garages and a substantial barn with a new roof, offering exceptional potential for conversion into additional luxury accommodation or a separate residence, subject to the necessary permissions.

The main house comprises the following facilities;

GROUND FLOOR approximately 205.50 m<sup>2</sup>

Main entrance onto a spacious hallway leading to:  
Libra...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36042CDEI6>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

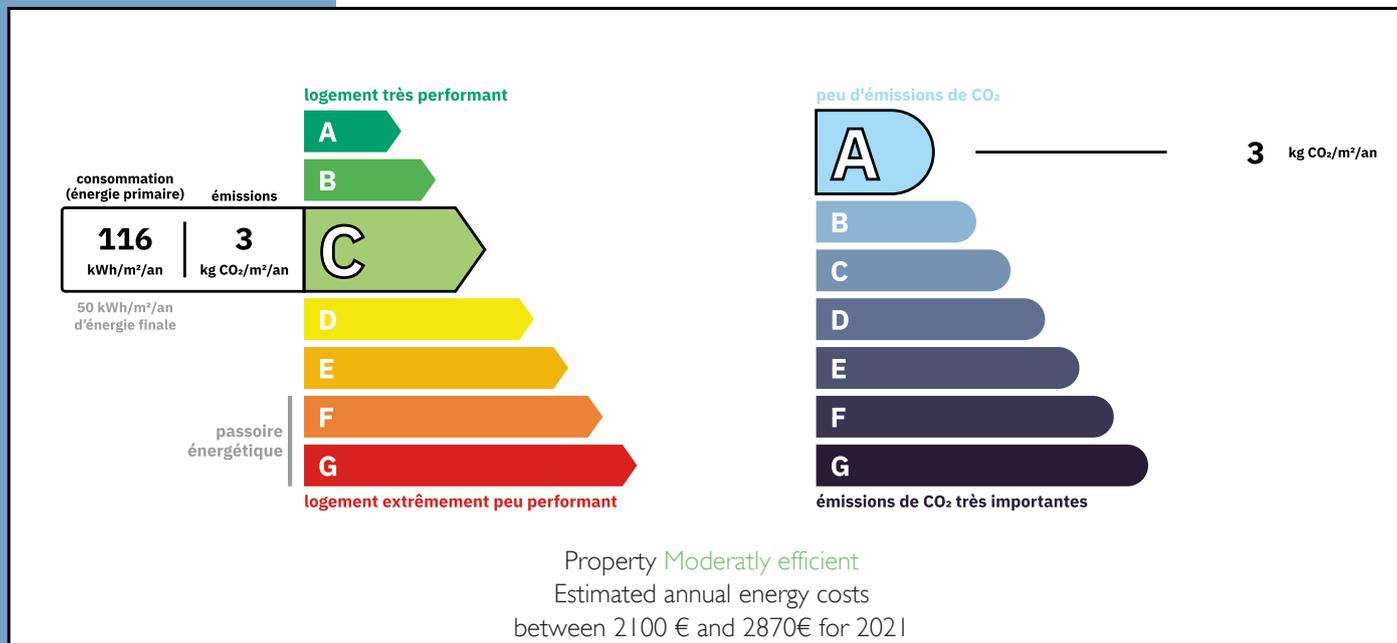
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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GARDEN...

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

Ref : A36042CDEI6

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A36042CDEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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