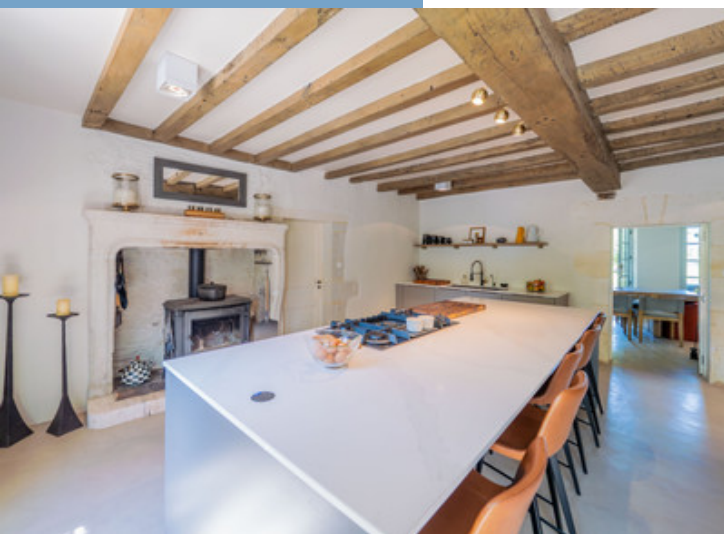




## RECENTLY RENOVATED LUXURY HOUSE WITH OUTBUILDINGS, HEATED SWIMMING POOL AND LARGE GARDEN

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



PROPERTY FACT FILE	
REFERENCE	A36042CDEI6
PRICE	€ 965,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (915 000 EUR hors honoraires)</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	





- 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 m<sup>2</sup>

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 m<sup>2</sup>: 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 m<sup>2</sup> 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 m<sup>2</sup>. Bespoke fitted kitchen, living area with an open fireplace. Beautiful ensuite bedroom. O...

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

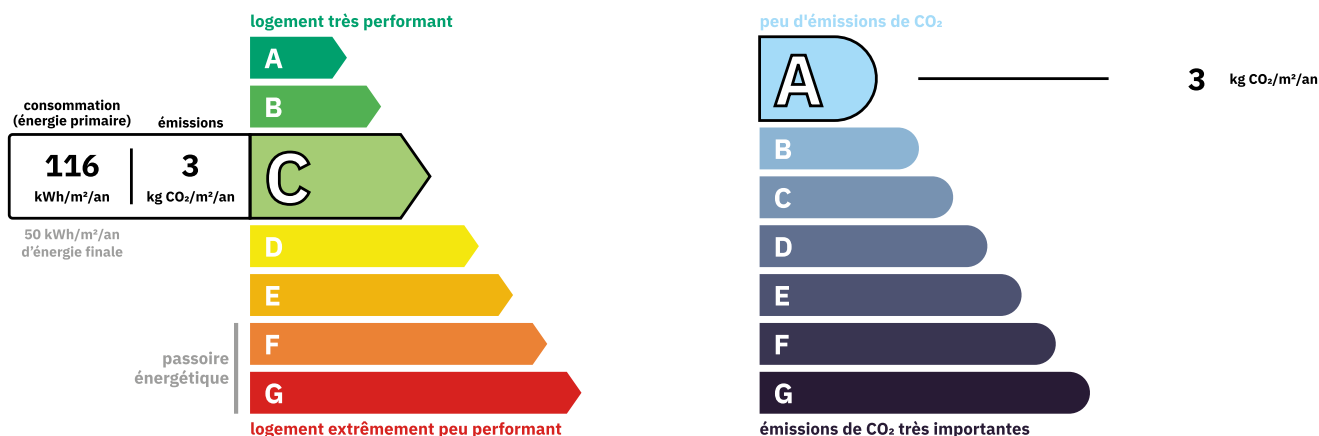
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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 2100 € and 2870€ for 2021

## 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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