







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





PROPERTY FACT FILE

REFERENCE A36042CDE16

€ 995,000 **PRICE** £ 0*

*agency fees included: 5 % TTC to be paid by the buyer (945 000 EUR hors honoraires)

BEDROOM

BATHROOM

 425 m^2 ACCOMMODATION

9950 m² LAND

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.

Recently renovated 7 bedrooms beautiful home, offering a large American kitchen with marble center island with 5 seats, a lovely dining room overviewing the land, a spacious living room with fireplace, a well equipped laundry room and many storage rooms. Outside; an entertaining covered area with a wood burning fireplace

DESCRIPTIF

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, $325~\text{m}^2$ 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 $100~\text{m}^2$. Bespoke fitted kitchen, living area with an open fireplace. Beautiful ensuite bedroom . O

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A36042CDE16 COMPLETE FILE AND PHOTO ON REQUEST RECENTLY RENOVATED LUXURY HOUSE WITH OUTBUILDINGS, HEATED SWIMMING POOL AND LARGE GARDEN...

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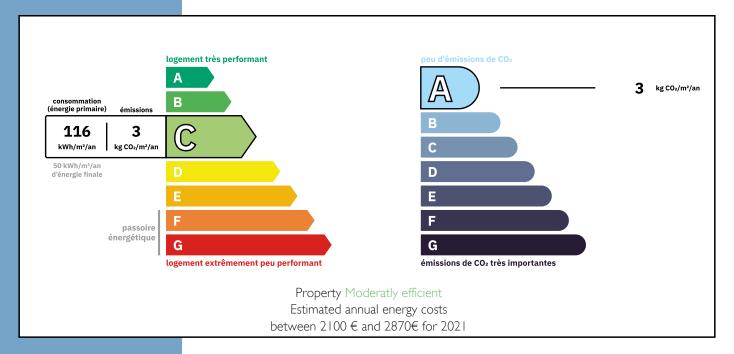




RECENTLY RENOVATED LUXURY HOUSE WITH OUTBUILDINGS, HEATED SWIMMING POOL AND LARG GARDEN Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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CONTACT

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