



SINGLE-STOREY FARMHOUSE, 5 BEDROOMS,
SWIMMING POOL, OUTBUILDINGS, ENCLOSED
GROUNDS, 20MN ANGOULÊME STATION

SINGLE-STOREY
FARMHOUSE, 5
BEDROOMS, SWIMMING
POOL, OUTBUILDINGS,
ENCLOSED GROUNDS,
20MN ANGOULÊME ...



PROPERTY FACT FILE	
REFERENCE	A36339DGEI6
PRICE	€ 485,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	244 m ²
LAND	2088 m ²
TOWN	Angoulême
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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SINGLE-STOREY
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20MN ANGOULÊME ...
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Magnificent, light-filled, unoverlooked longère located in the commune of Nersac, just 20 minutes from Angoulême town centre and its high-speed train station, with large enclosed grounds planted with trees.

DESCRIPTION

This beautiful property will seduce you from the moment you enter with its enclosed grounds planted with trees around its tower (a former medieval-style water tower) and its swimming pool, an invitation to rest and relax.

A large, ideally-exposed tiled terrace opens onto a lovely, bright entrance hall that leads to a large 61m² living room with lounge area, bar and open-plan kitchen with its bread/pizza oven in perfect working order, as well as a 15m² dining area in the bow window.

From the wide corridor, which is also very bright, there is a 12m² utility room giving access to the scullery and a 7.5m² shower room with WC.

The night area comprises 4 bedrooms (12, 13.8, 14.7 and 13.5m²) plus a fifth bedroom of 12m², now used as a study overlooking the park. There is a separate WC and a large bathroom/well-being area (21m²) with bath, shower, double washbasin and sauna. This very bright area also has direct access to the grounds.

On the right wing of the house is a boiler room (13m²) and a large independent space of 40m² that could easily be converted into a gite, with views over the parklands and swimming pool. There are 2 garages (16m² with drainage pit and 23m²) on either side of the house. The largest of these could be converted into a gite.

In addition to the old water tower, the perfect playground for youngsters, which will awaken their knightly spirit, there are :

- Independent workshop (14m²)
- Garage/carport (77m²) where 2 cars can easily be parked ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36339DGEI6>

COMPLETE FILE AND PHOTO ON REQUEST

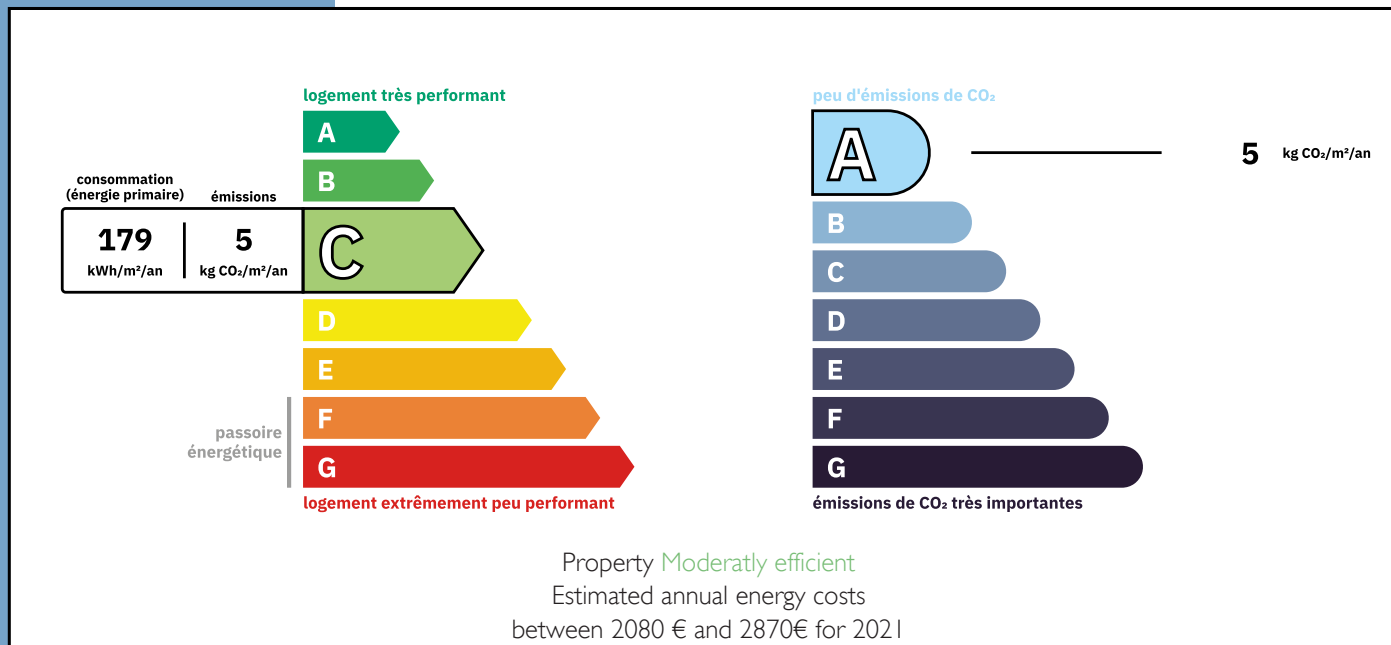


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5 BEDROOMS, SWIMMING
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ENCLOSED GROUNDS, 20MIN
ANGOULÊME ...

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

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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