



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	A36339DGE16
PRICE	€ 485,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	244 m <sup>2</sup>
LAND	2088 m <sup>2</sup>
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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FARMHOUSE, 5  
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20MN ANGOULÊME ...  
Ref : A36339DGEI 6

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 61m<sup>2</sup> living room with lounge area, bar and open-plan kitchen with its bread/pizza oven in perfect working order, as well as a 15m<sup>2</sup> dining area in the bow window.

From the wide corridor, which is also very bright, there is a 12m<sup>2</sup> utility room giving access to the scullery and a 7.5m<sup>2</sup> shower room with WC.

The night area comprises 4 bedrooms (12, 13.8, 14.7 and 13.5m<sup>2</sup>) plus a fifth bedroom of 12m<sup>2</sup>, now used as a study overlooking the park. There is a separate WC and a large bathroom/well-being area (21m<sup>2</sup>) 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 (13m<sup>2</sup>) and a large independent space of 40m<sup>2</sup> that could easily be converted into a gite, with views over the parklands and swimming pool. There are 2 garages (16m<sup>2</sup> with drainage pit and 23m<sup>2</sup>) 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 (14m<sup>2</sup>)
- Garage/carport (77m<sup>2</sup>) where 2 cars can easily be parked ...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

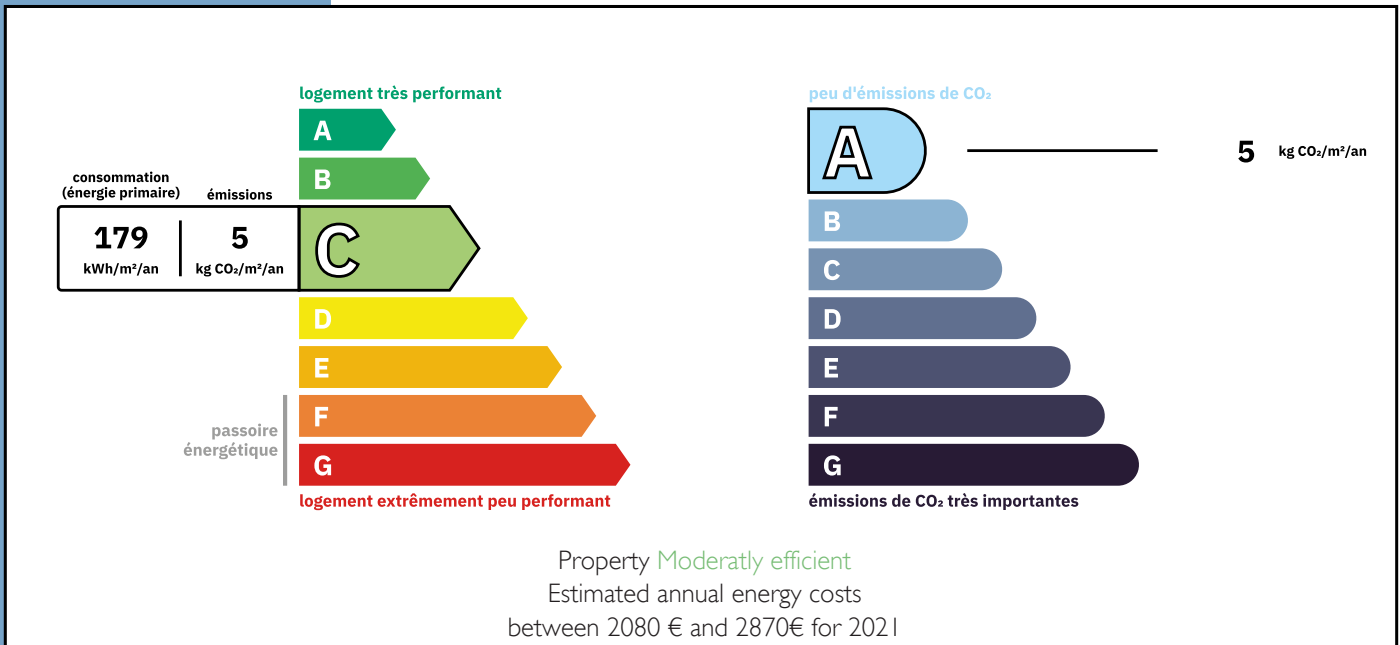


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5 BEDROOMS, SWIMMING  
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ENCLOSED GROUNDS, 20MIN  
ANGOULÊME ...

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

Ref : A36339DGEI6

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A36339DGEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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