LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING DOMAIN JUST 15 MINS FROM ANGOULÊME WITH ITS OWN PRIVATE LAKE SET ON 83 HECTARES OF LAND

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PROPERTY FACT FILE

REFERENCE	A36925NKA16
PRICE	€ 3,150,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (3 000 000 EUR hors honoraires)
BEDROOM	15
BATHROOM	12
ACCOMMODATION	900 m²
LAND	831902 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Lake

*Price based on current exchange rate which is subject to change

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- Beautiful 9 hectare lake
- Lots of potential for commercial ventures
- Close to Angoulême and its train station
- Swimming pool and tennis court
- Separate owners' accommodation

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Nestled at the end of a tree-lined driveway and overlooking its own private lake of around 9 hectares, this stunning 18th century domain is situated in an area of amazing natural beauty and tranquility and yet is just a 15 minute drive from the city of Angoulême with high-speed train connections to Paris and Bordeaux.



DESCRIPTION

With its main residence, two further independent properties, stables, a large barn, a tennis court, a 20m swimming pool and its land (over 80 hectares) divided between the 9 hectare lake, paddocks, woodland and even a wild truffle area too, this property offers endless possibilities for its future owners.

The main residence currently consists of two beautiful reception rooms (currently used as dining rooms for the restaurant) leading to a stunning terrace overlooking the lake, a professional kitchen, a reception area for the hotel and a downstairs en-suite bedroom. Upstairs there are a further 11 bedrooms, 9 of which have their own en-suite bathrooms and the other 2 with a shared bathroom (family suite).



In terms of further accommodation, there is a separate residence of 140m² that is currently used as the owners' accommodation with, on the ground floor a lounge, dining room and kitchen and on the first floor 2 bedrooms with a large bathroom. There is also an independent, one-bedroom lodge of around 60m² with 1 bedroom and its own terrace too.

Completing the buildings is a barn of around 350m² incorporating a horse-riding arena and on the opposite side of the courtyard there are 5 horse stables.

The lake has a pathway leading all the way round it offering superb views of the domain. Situated in a Natura 2000 zone (a European initiative to preserve biodiversity in natural areas), the current owners have embraced the exceptional natural environment of the domain and ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36925NKA16

COMPLETE FILE AND PHOTO ON REQUEST

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

ENERGIE-DPE

DPE not required.

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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