

Become the owner of a complete hamlet ! composed of 10 accommodations, quarries, springs, woods and meadows.



INFORMATION

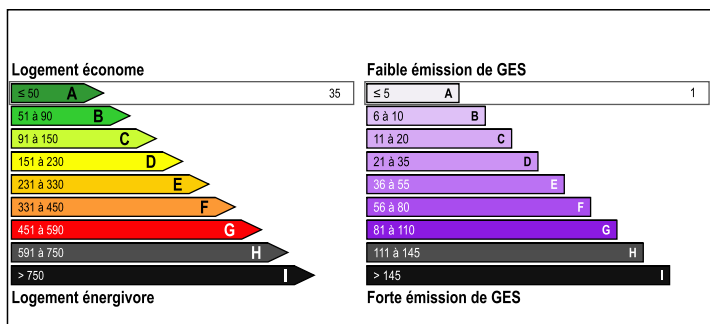
Town:	Angoulême
Department:	Charente
Bed:	21
Bath:	11
Floor:	1230 m2
Plot Size:	242000 m2

IN BRIEF

Located in lush greenery, you will fall under the spell of this hamlet comprising ten stone dwellings and a chalet, various outbuildings, meadows, woods, springs, quarries. ANGOULEME at 20min



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The hamlet is surrounded by meadows and woods guaranteeing absolute tranquility.

An ecological paradise on about thirty hectares

The property is mainly made up of meadows and woods and is crossed by a stream in which the waters of many clear and profuse springs mingle. One of them feeds a small pond, another a washhouse. At the bottom of the valley, two hectares of good soil offer a vast space for market gardening and hosts an orchard.

Six buildings built on a rocky outcrop were erected between the sixteenth and nineteenth centuries on different levels of limestone steps. The houses are furnished and heated (electronically controlled wood chip heating system). Their surfaces vary from 500 to 160 m2 for a total of approximately 1300 m2 of living space.

Around the hamlet, the owners have created a park where several summer scenes are nestled, having hosted many parties and shows. The small stone cliffs make ideal picture rails for outdoor exhibitions.

Garages, terraces, cellars, bread oven, greenhouse, a wooden chalet and small cabins complete this area, which also includes two old stone quarries, respectively 5000 and 600 m2, very large and very fresh at all times (13°C). approximately).

The whole constitutes a small eco-preserved universe offering a large parc of walking lanes.

You will find :

Building 1:

- Loft on 3 levels (400 m2)
- Ground floor apartment (70 m2)
- Boiler room (30m2)

Building 2:

NOTES