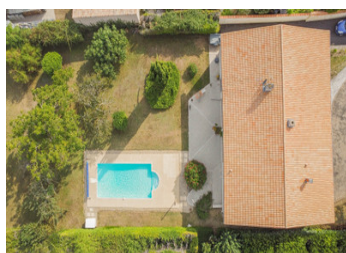


Ideal independant activity - Family 5 bedrooms house, enclosed land of 2500 m with pool and large garage



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	235 m2
Plot Size:	2500 m2



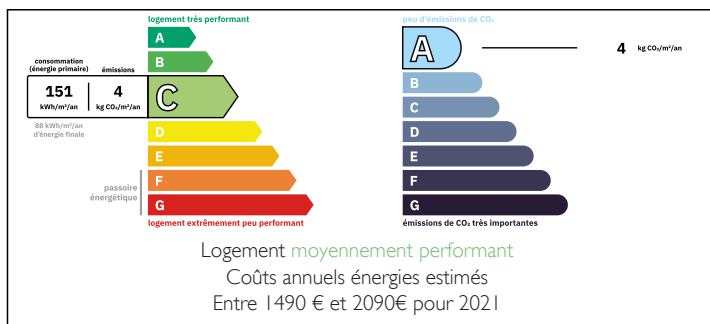
IN BRIEF

You reach that beautiful property throughout a quiet cul-de-sac, overlooking a magnificent wooded park with swimming pool (9 x 4,5) and fully enclosed. On one level, the entrance hall leads to the sleeping quarters, comprising 3 bedrooms, bathroom and toilet. The kitchen, living room and dining room open onto a 20 m² veranda overlooking the garden and pool.

An additional wing, ideal for an independant activity, offers a large living room, two further bedrooms, one of which has been converted into an office, and a shower room with w.c.

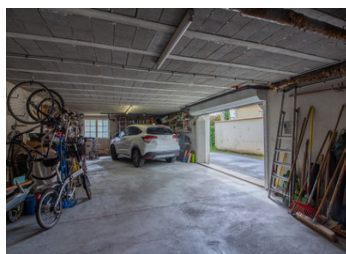
A large basement converted into a summer kitchen and laundry room complete the house's living space. There's also a cellar and a spacious 70 m² garage.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

This charming stone property is located in the commune of Fléac, 10 min from Angoulême, 20 min from Rouillac and 30 min from Cognac.

The house is composed, on the first floor:

- Beautiful entrance hall, facing the large living room opening onto the veranda.
- Large living/dining room 43 m².
- 20 m² veranda
- Through-plan kitchen 17 m².
- Large 8 m² corridor leading to 3 bedrooms:

Bedroom 1: 18 m², double exposure

Bedroom 2: 14 m² with fitted closets

Bedroom 3: 13.5 m² with cupboards

Bathroom : 8 m²

W.C : 2,5 m²

- From the kitchen, access leads to :

A second living room of over 22 m².

A fourth 13.5 m² bedroom, currently used as an office.

A fifth bedroom of 11 m².

A 5 m² shower room with toilet.

In the basement, the converted rooms give access to the garden, its brand-new 75 m² deactivated concrete terrace and the following rooms:

- Large 30 m² summer kitchen
- Large 30 m² laundry room
- Very large garage (over 70 m²)
- 12 m² cellar with 1.80 m high ceilings.

In addition to all this space, there's an attic that can be easily converted into living space via a stone staircase.

DPE C

2008 heat pump

Double glazing

Fiber

Impeccable roof

Godin wood-burning stove

LOCAL TAXES

Taxe foncière: 2300 EUR

NOTES