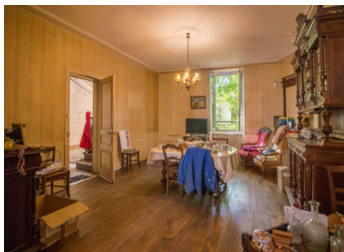


Former farmhouse with outbuildings and rented flat, 5 minutes from Angoulême town centre and station



## INFORMATION

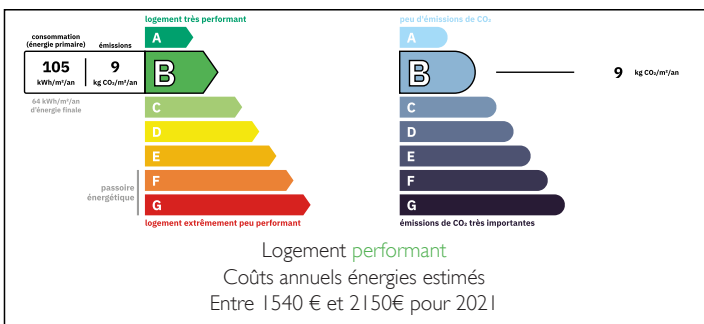
|             |                      |
|-------------|----------------------|
| Town:       | Angoulême            |
| Department: | Charente             |
| Bed:        | 5                    |
| Bath:       | 2                    |
| Floor:      | 212 m <sup>2</sup>   |
| Plot Size:  | 1 135 m <sup>2</sup> |



## IN BRIEF

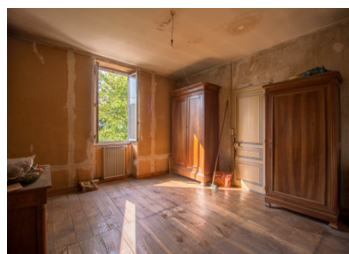
Property dating from the middle of the 19th century comprising a main house, an attached garage, a 25m<sup>2</sup> annexe, a rented F2 detached dwelling, and a number of outbuildings including a stable, a wine storehouse, workshops, pigsties and a covered courtyard..... all set in a bucolic, leafy setting with all shops and amenities within walking distance.

## 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

A rare property due to its location, its leafy setting and its development potential with all its outbuildings (professional activity, gites, hospitality project, rental investment, etc.).

Situated in the commune of Le Gond Pontouvre, close to the Champniers shopping area and with all amenities and services within walking distance, this former farmhouse comprises :

Dwelling house with 212m<sup>2</sup> of living space comprising on the ground floor:

- Entrance hallway (15.5m<sup>2</sup>)
- Living/dining room (40m<sup>2</sup>)
- Kitchen (15m<sup>2</sup>)
- Bedroom with recent shower room (27m<sup>2</sup>)
- WC and boiler room

## LOCAL TAXES

**Taxe foncière: 1 629 EUR**

**Taxe habitation: EUR**

First floor:

- A 20m<sup>2</sup> bedroom accessible via a private staircase from the living room and entrance hall
- A landing (6m<sup>2</sup>) accessible from the entrance hall and leading to three bedrooms (24m<sup>2</sup>, 19m<sup>2</sup> and 23m<sup>2</sup>)
- A bathroom (7m<sup>2</sup>)
- WC
- A 75m<sup>2</sup> attic space

On the second floor, a large attic space of around 120m<sup>2</sup>.

Adjoining the house with direct access to the street, a large 43m<sup>2</sup> covered courtyard and a 20m<sup>2</sup> shed

Several outbuildings are located to the rear of the house in enclosed grounds with trees of over 1100m<sup>2</sup>:

- Building (32m<sup>2</sup>) with first floor
- Barn (62m<sup>2</sup>) with rabbit hutches, pigsty and wine storehouse
- Former cowshed (31m<sup>2</sup>) with attic
- Building (63m<sup>2</sup>) with former duplex accommodation and large attic

## NOTES