

Single-storey farmhouse, 5 bedrooms, swimming pool, outbuildings, enclosed grounds, 20mn Angoulême station

EXCLUSIVE



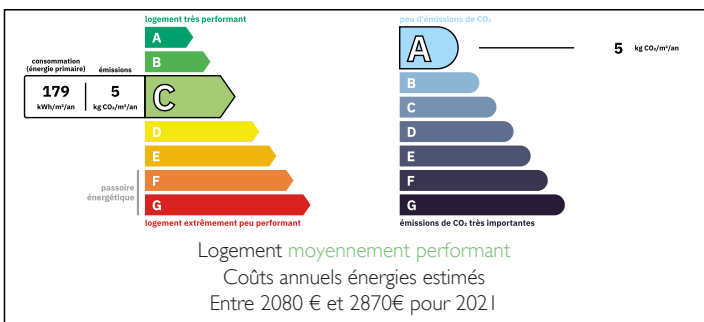
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	244 m <sup>2</sup>
Plot Size:	2088 m <sup>2</sup>

## IN BRIEF

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.

## 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

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>)

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## LOCAL TAXES

Taxe foncière: **2000 EUR**

## NOTES