

Superb renovated stone property with 6 bedrooms, swimming pool, outbuildings and almost 15 hectares of land.



## INFORMATION

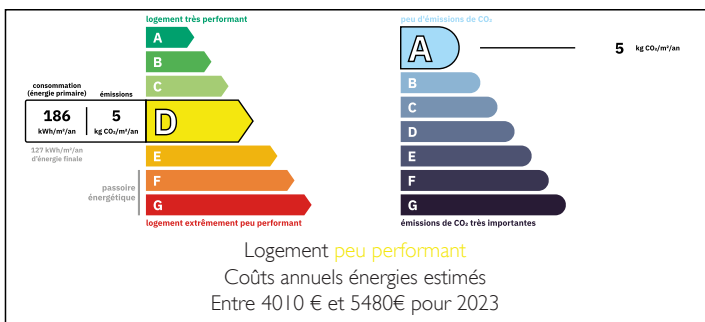
|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 6         |
| Bath:       | 3         |
| Floor:      | 295 m2    |
| Plot Size:  | 150000 m2 |



## IN BRIEF

This charming former tilery, ideal for a large family or guest house project, in a peaceful setting 20 minutes from Angoulême, comprises a large entrance hall, lounge, dining room, kitchen, 6 bedrooms, 3 bathrooms, swimming pool, outbuildings, garden with views over the countryside.

## 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.



## LOCAL TAXES

**Taxe foncière: 1800 EUR**

## NOTES

## DESCRIPTION

This property comprises:

A house :

- a large and beautiful entrance hall
- wc
- office
- laundry room
- a large living room with fireplace
- kitchen opening onto a large dining room overlooking the pool
- a master suite with dressing room and shower room (+wc)

First floor:

- 5 bedrooms (one very large)
- shower room
- bathroom
- WC

Numerous outbuildings:

- Old building (partly open) with lots of charm
- Large covered terrace
- Large carport
- Spacious garage and workshop
- Old tile oven
- Various garages
- Poolhouse (could be converted into a gîte)

Beautiful terrace overlooking the overlooked 10mx5m swimming pool, landscaped garden with trees and views over the countryside.

Around 15 hectares of land (garden, farmland...)

Additional information: Pellet boiler, aluminium shutters (electric), double glazing, recent roofs, septic tank compliant....)

Only 20 minutes from Angoulême.  
Must see!

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Information about risks to which this property is