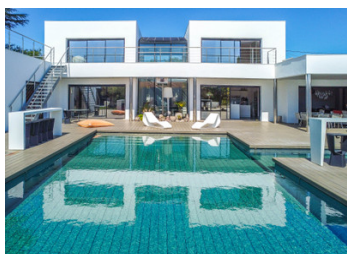


430m architect-designed house, 5 en-suite bedrooms, office, swimming pool, spa, sports room, enclosed grounds



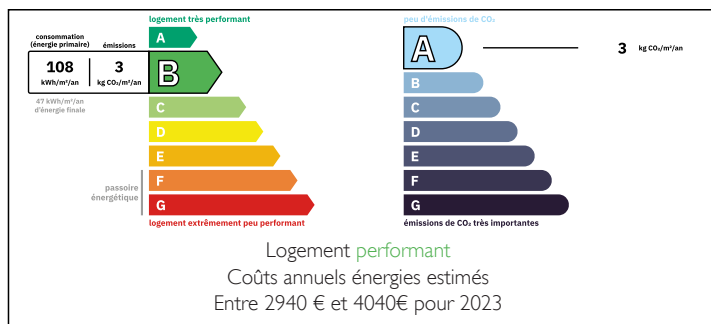
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	6
Floor:	430 m2
Plot Size:	1591 m2

IN BRIEF

Built in 2008, this exceptional property offers 5 en suite bedrooms, study, indoor and outdoor swimming pools and a swimming corridor under immersible wooden decks, all set in enclosed grounds planted with trees, with a large car port and separate summer kitchen.

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

Let yourself be seduced by this unique house in Angoulême, 5 minutes from the LGV train station, with its top-of-the-range features

On the ground floor, it comprises :

- Large central entrance hall (25m²)
- 33m² dining room communicating with a 56m² indoor swimming pool and sports room with en-suite bathroom
- 33m² open-plan kitchen
- 34m² lounge area
- 15m² study with adjoining WC
- 50m² master suite with bedroom, dressing room and bathroom
- 2 bedrooms of 15m² plus en-suite shower rooms
- WC

First floor: 2 bedrooms of 22m² plus en-suite shower rooms, overlooking the pool area and with access to a solarium

The indoor and outdoor pools and swimming corridor can be hidden under wooden terraces mounted on jacks.

There is an exterior rear projection system above the pool, a separate summer kitchen with storage space, a pool service room and a large 60m² carport, all set in 1600m² of fully enclosed grounds planted with trees.

- Aluminium joinery with electric roller shutters
- Sliding patio doors
- Underfloor heating by heat pump
- Mains drainage

All shops and services within walking distance
Energy performance class B

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES