

Lovely stone property with 2 houses, outbuildings, swimming pool and garden 10 minutes from Angoulême town.



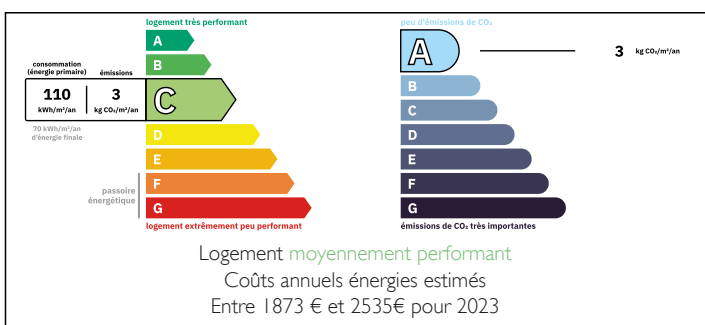
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	4
Floor:	370 m2
Plot Size:	1850 m2

IN BRIEF

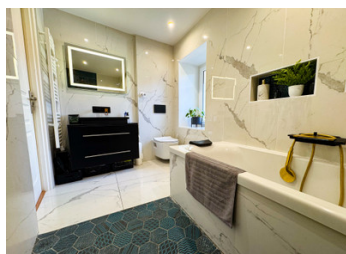
Old renovated houses with lots of charm, ideal for a large family, guest house, gîte, ... located in Champniers, 10kms from Angoulême town centre and 5 min from all amenities. The property comprises a large family house with 5 bedrooms, a 2nd house with 2 bedrooms, a large garage, a barn, a heated saltwater swimming pool and a pretty, fully enclosed garden.

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

- The main house has been tastefully renovated to provide 280 m² of light and space and comprises:

Ground floor

- Fully equipped kitchen: 15 m²
- 1st living room 54m² m² + dining room: 25m²
- 2nd living room with fireplace: 25m²
- Cellar: 4m²
- wc
- Utility room: 10m²

First floor: (on several levels)

- 2 bedrooms with shower rooms (22 m² and 15 m²)
- 1 master suite: 23m² + shower room + dressing room of 7m² with a pretty terrace
- 2 bedrooms: 13m² and 20m²
- 5m² shower room
- WC

LOCAL TAXES

Taxe habitation: EUR

NOTES

2nd renovated detached house (approx. 85m²)

- Entrance hall leading to living room with fitted kitchen: 40m²
- 2 bedrooms: 18 and 12 m²
- Shower room 7m²
- Cupboard
- WC

Outbuildings:

Large garage approx. 80m², Barn 160m²

The garden is fully enclosed and landscaped, with terraces, heated saltwater swimming pool, 2 wells... There is also a small plot of land opposite the entrance of approx. 96m² (could be used for off-street parking...)

Must see!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>