

Architect-designed house, large fenced plot, covered swimming pool, quiet, shops nearby



INFORMATION

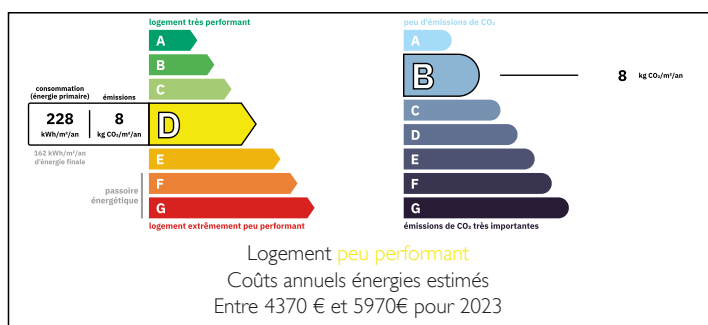
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	2852 m2

IN BRIEF

Montignac Charente, large family house of 275m², close to amenities and with 4 bedrooms, beautiful very bright living space overlooking a south facing pool, large veranda / pool house area, all on a large wooded plot of 2850m² with outbuilding, 20 minutes from Angoulême and its LGV train station



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

Built to a high standard by an architect, this beautiful, spacious property comprises:

A large entrance hall (17.5m²) serving as an office, leading to:

- A large, bright living room (42m²) (south-facing), opening onto a mezzanine area, overlooking the covered saltwater swimming pool (10x5m) and the grounds, as well as a large covered veranda (72m²) with a fireplace, very bright, WC, shower, gym (14m²) with pool equipment room.

- A bright kitchen (15m²) with double exposure and plenty of storage space

- A sleeping area on the ground floor comprising: Bedroom 1 (14m² + cupboards), French windows opening onto the pool area

- Bedroom 2 (14.5m² + cupboards), French windows opening onto the front terrace

- Bathroom (10m²) with 2 sinks, bathtub and walk-in shower

- Laundry room (7m²) with window

- Toilet (1.7m²) with washbasin

- The first floor comprising:

- Bright mezzanine/office area (15m²), opening onto the living room

- Bedroom 3 (11m²) plus private shower room (4.6m²) with WC, and dressing room (3.2m²)

- Basement comprising:

- Large garage (68m²), electric sectional door, service door to the grounds

- Storage room (10.5m²)

- Cellar (11m²)

- Study (could be converted into a 4th bedroom) 17m²

Outbuilding in front of the house comprising a shed/workshop (18m²) with skylight, 2 service doors, a second space (15m²) with bay windows and skylight, which could be used as a greenhouse or for any other purpose, and...

NOTES