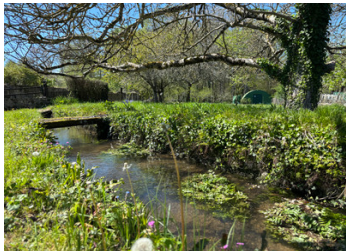


A 200-square-meter family home on a 1-hectare lot, surrounded by nature and just a stone's throw from all amenities



## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	10195 m2

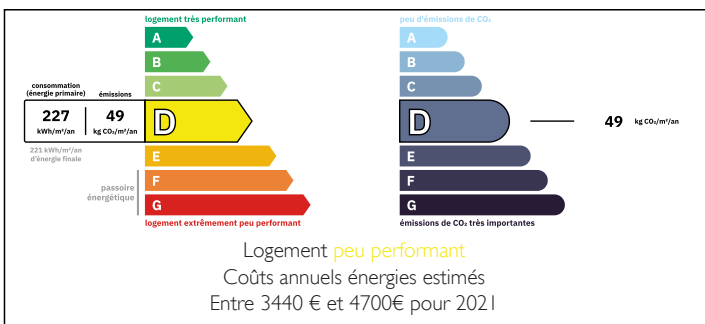
## IN BRIEF

Located just steps away from local amenities, this unique property offers an ideal living environment for a family seeking space, nature, and tranquility.

Nestled in lush green surroundings, this charming 1930s house, built on the former site of a mill, offers approximately 200 m<sup>2</sup> of living space and captivates with its authentic character and generous proportions. The outdoor areas are a real asset: set on an exceptional, fully enclosed plot of 10,195 m<sup>2</sup>, the property is crossed by a small stream feeding a pond, creating a peaceful and bucolic atmosphere. You will find a meadow perfect for animals or a vegetable garden, as well as lovely wooded areas featuring maple, cherry and ash trees. Fruit trees (cherry and apple) complete this enchanting setting.

A rare find, designed for family life, where everyone will find their own space amidst nature, comfort,...

## 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

As soon as you enter, you'll find a welcoming entryway (10 sq. m.) that leads, on one side, to a cozy living room (17 sq. m.), and on the other, to a guest bedroom (16 sq. m.) with its own bathroom—perfect for hosting family and friends in complete privacy. Downstairs, accessible via a few steps from the entryway or the living room, lies a beautiful, inviting living space consisting of a dining room (15 sq. m) and a kitchen (17 sq. m) that opens directly onto a pleasant courtyard recently paved with exposed aggregate concrete, perfect for outdoor dining. This leads to an outbuilding, an additional living space on stilts of approximately 25 m<sup>2</sup>, offering an unobstructed view of the meadow, the pond, and the surrounding nature.

Upstairs, the sleeping area features four large bedrooms (between 15 and 23 m<sup>2</sup>), a 6.3 m<sup>2</sup> bathroom, and a spacious terrace (14 m<sup>2</sup>), ideal for enjoying sunny days in complete tranquility.

As for the outbuildings, a 40 m<sup>2</sup> double garage and a 40 m<sup>2</sup> workshop offer numerous possibilities.

-----

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

## LOCAL TAXES

**Taxe foncière: 2109 EUR**

**Taxe habitation: EUR**

## NOTES