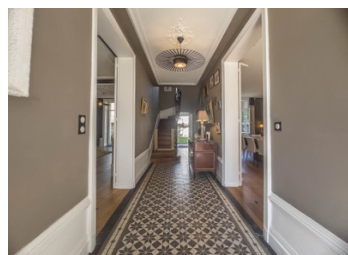


19th-century property set on a large, enclosed, wooded plot, with numerous outbuildings; all amenities within



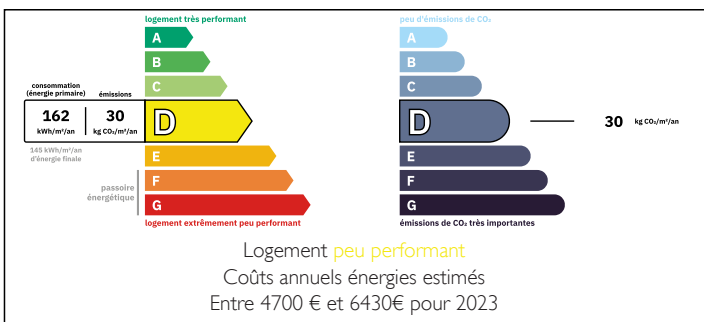
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	345 m ²
Plot Size:	2562 m ²

IN BRIEF

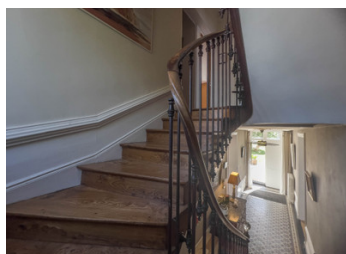
A beautiful Charente-style mansion set on a large, wooded plot of 2,562m² enclosed by a wall, with outbuildings including barns, garages and dovecotes, all situated in a very peaceful, rural setting just 2km from the centre of La Couronne, with its shops, amenities, schools, retail park and railway station; and just 10 minutes from Angoulême town centre and its high-speed rail station

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

You'll be charmed by this beautiful, characterful property, just 10 minutes from the Angoulême plateau, situated in a quiet setting yet within walking distance of all amenities, with no overlooking neighbours.

A large Charente-style stone porch leads into the fully walled grounds

The main house, with 345m² of living space, comprises:

Ground floor

Entrance hall (14m²)

Living room with fireplace (37m²) with double aspect

Dining area (33m²) also with double aspect

Kitchen-diner (15m²) opening onto the dining room and front terrace

Utility/laundry room (14m²)

Toilet with washbasin

First floor

Landing area

2 bedrooms (18 and 19.5m²)

Bathroom (8.8m²)

Master bedroom (36m²) with dressing area, shower room and WC

WC

First floor

Large living area (49m²)

2 bedrooms (12 and 16m²)

Shower room (5.5m²)

Toilet

Please note that at the rear of the property, with private access (though it is also possible to access the house directly), there are 2 self-contained flats of 26 and 28m², currently let to students (which could be vacated for the sale)

Finally, the outbuildings comprise:

A barn (91m²)

A garage (30m²)

LOCAL TAXES

Taxe foncière: **1998 EUR**

Taxe habitation: **EUR**

NOTES