

Beautiful 5-bed property just 100m from the Charente river - close to Angoulême centre

EXCLUSIVE



INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	5
Bath:	3
Floor:	183 m ²
Plot Size:	427 m ²

IN BRIEF

Discover this impressive detached home with basement level accommodation, offering approximately 183 m² of living space. This surprising property immediately charms with its recent single-storey extension, creating bright and spacious open-plan living areas filled with natural light.

Ideally located in an exceptionally quiet street, just 100 metres from the Charente River while remaining outside any flood-risk zone, the property enjoys a highly sought-after and privileged setting.

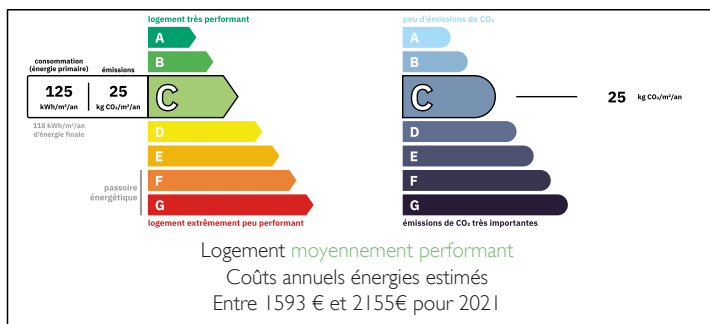
The ground floor features a garage, utility room, two shower rooms with WCs, a dressing room, one bedroom, and a landing area. The contemporary extension offers a stunning open-plan living space combining lounge, dining area, and fully open kitchen — perfect for entertaining family and friends.

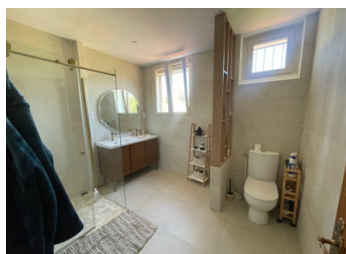
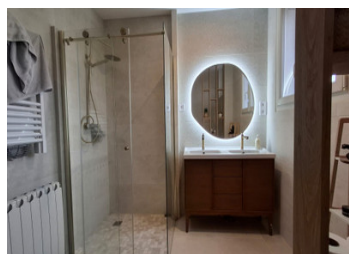
Upstairs, a landing and hallway lead to a room ready

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.

ENERGY - DPE





DESCRIPTION

Discover this impressive detached home with basement level accommodation, offering approximately 183 m² of living space. This surprising property immediately charms with its recent single-storey extension, creating bright and spacious open-plan living areas filled with natural light.

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NOTES

Upstairs, a landing and hallway lead to a room ready to be converted into a luxurious master suite according to your wishes, along with a dressing room, a shower room with WC, and three additional bedrooms.

Outside, the property benefits from a private and intimate garden, a true hidden haven sheltered from view, ideal for enjoying sunny days in complete peace and privacy.

A property full of potential, combining flexible living space with unexpected charm — early viewing highly recommended!

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