

Property comprising a Charentaise and rented outbuildings, set on a large wooded plot suitable for building



INFORMATION

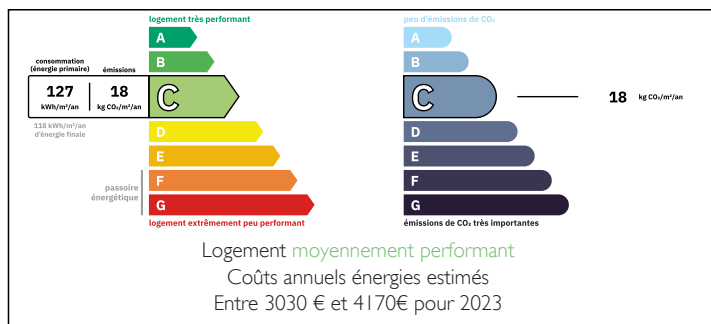
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	4
Floor:	268 m2
Plot Size:	6155 m2

IN BRIEF

A rare opportunity in Angoulême: this property complex comprises a traditional Charentaise house and three rented properties, which could be vacated for the sale or incorporated into the main house to increase the living space. The large plot covers over 6,000 m², featuring a buildable area and a wooded recreational space in the style of a guinguette.



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.



LOCAL TAXES

Taxe foncière: 1860 EUR

NOTES

DESCRIPTION

This property complex offers a wide range of possibilities, comprising a Charentaise-style house, an adjoining barn converted into a self-contained flat, and two flats adjoining the main house

The early 19th-century Charentaise-style main house offers 120m² of living space and comprises, on the ground floor:

- A 32m² living/dining area with a fireplace, double aspect
- A 21m² kitchen-diner

Upstairs there are two bedrooms (20 and 22m²), a bathroom and separate toilet

Cellar and attic space fitted out for storage

On the left-hand side of the house are two rented properties:

- On the ground floor, a 42m² flat comprising a living room, bedroom, shower room and separate toilet (rented at €600/month)
- Upstairs, a 34m² flat comprising a living room with kitchenette, and a bedroom with shower room and toilet, plus a private terrace (rented at €550/month)

On the right-hand side, the barn has been converted into a 90m² flat, also let, comprising:

- On the ground floor, a large 33m² living room with a wood-burning stove, a 30m² kitchen-diner, a toilet and a private terrace
 - Upstairs, a large 24m² bedroom with a bathroom
- This property (rented at €800/month) was previously connected to the main house, and it would be entirely possible to reconnect it to offer approximately 200m² of living space

Large car park at the entrance to the property on a plot suitable for building (approx. 1,500 m²)

At the far end of the plot, on the edge of the woods, there is a fenced-off area housing sheep, a chicken coop, and...