

18th-century property, 5 bedrooms, outbuildings including a gîte, pool, spa, 10 minutes from Angoulême

EXCLUSIVE

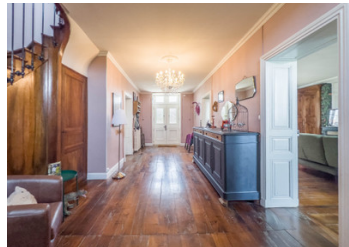


INFORMATION

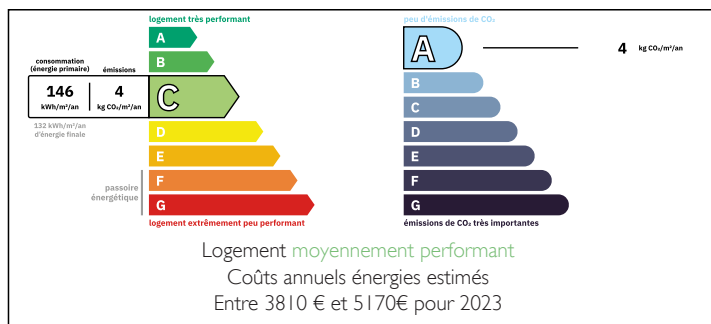
Town:	Asnières-sur-Nouère
Department:	Charente
Bed:	5
Bath:	4
Floor:	295 m2
Plot Size:	2460 m2

IN BRIEF

A 295m² townhouse with spacious rooms, comprising 5 bedrooms, 3 bathrooms, an adjoining holiday cottage, several outbuildings – including a barn and a gym – a swimming pool with a pool house, a counter-current spa, and a car park, all set on a beautiful, enclosed plot with no overlooking neighbours and views of the surrounding countryside

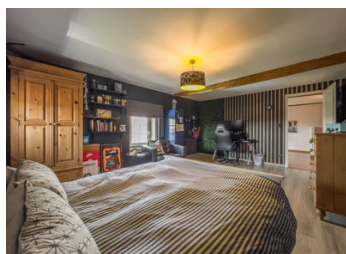


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1626 EUR

NOTES

DESCRIPTION

A spacious and light-filled historic property dating from the late 18th century, in excellent condition, offering generous living spaces

The main house, with 266m² of living space, has been fully renovated and comprises, on the ground floor:

- Entrance hall (21m²)
- Living/dining area (38m²) with a fireplace, double aspect
- Kitchen-diner (33m²), double aspect, opening onto a second entrance leading to a utility room (12m²) and a WC with washbasin (5m²)

The first-floor landing leads to two bedrooms (19 and 18.7m²), a shower room with WC (6.5m²) and a master suite comprising a 20m² bedroom and an en-suite bathroom with a dressing area (12.6m²)

The second-floor landing, which also serves as a study, leads to two large bedrooms (21.7 and 20.7m²), a shower room with WC (9.2m²) and a 30m² loft space that could easily be converted (double-glazed windows)

Adjoining the house is a 29m² guest accommodation area comprising a large bedroom plus a separate shower room and WC. This space could be extended onto an adjoining locked garage of approximately 20m²

The remaining outbuildings comprise:

- A 46m² barn used as a gym
- A 74m² barn housing the pellet boiler
- A barn of approximately 50m²
- A bakery (17m²) with its own bread oven and bar area
- A large 45m² carport
- A 12x5m chlorinated swimming pool, secured with a pool house and solar-heated shower
- A cellar running beneath the entire house with a toilet area for the pool
- A counter-current swim spa