

Superb 19th century manor house. 6 bedrooms. Garden. Garages and outbuildings. Near Angoulême centre.

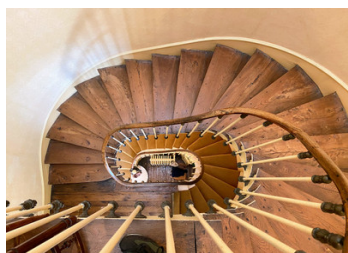


## INFORMATION

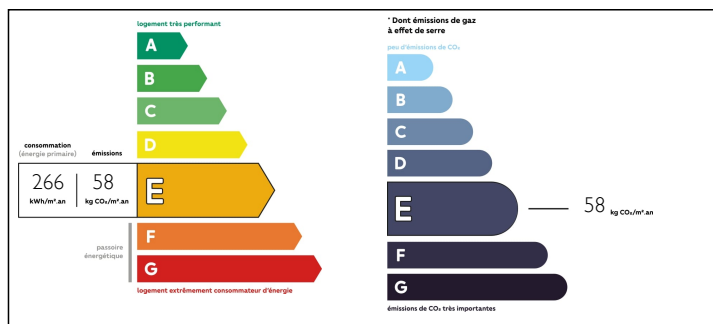
Town:	Gond-Pontouvre
Department:	Charente
Bed:	6
Bath:	3
Floor:	283 m2
Plot Size:	1493 m2

## IN BRIEF

A superb manor, family home with elegant, warm comfort. This magnificent, welcoming property combines the comfort and charm of houses with a history and a soul: old wooden floors, original staircase, exposed beams, fireplaces in many rooms, central heating, spacious, bright living and dining rooms, 6 bedrooms and 3 bathrooms. Following the necessary renovations, it is now ideal for entertaining friends and family. Ideally located near the centre of Angoulême (3 km from the station and well served by public transport), it has a lovely enclosed garden planted with trees, two garages and a small outbuilding. The various attics also offer great potential for further conversion. This character house could also be ideal for a rental property project.



## 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: 2900 EUR**

## NOTES

## DESCRIPTION

\*The property comprises ;

### ON THE GROUND FLOOR

- an entrance hall; 13 m<sup>2</sup>
- a lounge; 37 m<sup>2</sup>
- a dining room; 24 m<sup>2</sup>
- a study; 17 m<sup>2</sup>
- a kitchen; 17 m<sup>2</sup>
- a WC

### ON THE FIRST FLOOR

- Four bedrooms; 20, 12, 23 and 20 m<sup>2</sup>.
- two shower rooms, one with WC; 10 and 6 m<sup>2</sup>
- a bathroom; 11 m<sup>2</sup>
- a laundry room with WC; 6 m<sup>2</sup>

### ON THE SECOND FLOOR

- two bedrooms; 14 and 12 m<sup>2</sup>
- a convertible attic; 12 m<sup>2</sup>.

- \*LITTLE OUTBUILDING; a 31 m<sup>2</sup> converted room
- \*TWO GARAGES accessible from the house; 34 and 28 m<sup>2</sup>.
- \*Boiler room and old oil tank
- \*GENARIES for conversion above

\*GARDEN and COURTYARD

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