

19th century stone house with outbuildings close to amenities, nature and 10 mins from Angoulême train station

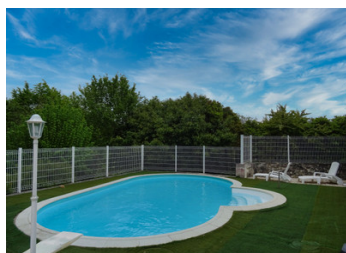


INFORMATION

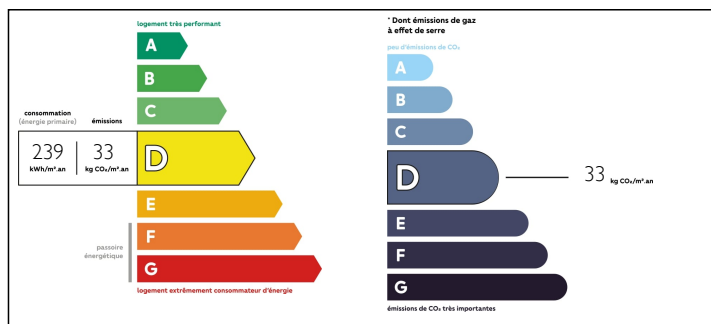
Town:	Gond-Pontouvre
Department:	Charente
Bed:	4
Bath:	3
Floor:	134 m2
Plot Size:	4122 m2

IN BRIEF

Do you want to stay close to nature with easy access to the Charente river to practice canoe/kayak or any other activity, then this house is for you. This pretty stone house has got two rooms (upstairs) with attached bathrooms, a living room with access to a covered terrace, dining room/kitchen, a heated veranda, a dressing and a WC. To welcome your friends or family, you have an extra small house with a living room, kitchen, two attic bedrooms, and a bathroom with WC. Outside you have a swimming pool, a covered parking, a workshop, a rainwater recovering tank, a well and enough place to park two or three extra cars.

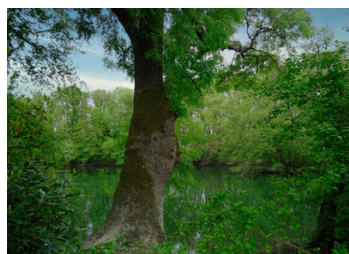


ENERGY - DPE



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: 3250 EUR

NOTES

DESCRIPTION

Main house dimensions :

- * living room - 23.6m²,
- * dining room + kitchen - 18.7m²,
- * room 1 - 12.6m² and shower room - 2.3m²,
- * room 2 - 13.4m² and shower room 8m²,
- * veranda - 18.65m².

Guest house :

- * living room + kitchen - 23m²,
- * shower room + WC - 3.6m²,
- * room 1 - 10.4m² (floor area),
- * room 2 - 11m² (floor area).

Outside :

- * swimming pool (7X4),
- * covered garage - 25m²,
- * workroom - 32m²,
- * terrace - 66m² of which 15m² is covered.

Other features : electric gate, a well, a big garden with fruit trees, easy access to nature walks and of course, close to amenities, Angoulême town centre and it's TGV station.

There's only one thing to do...VISIT

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