

## Equestrian property with house and gîte, outbuildings on 18ha with pond, 10 min from Angoulême



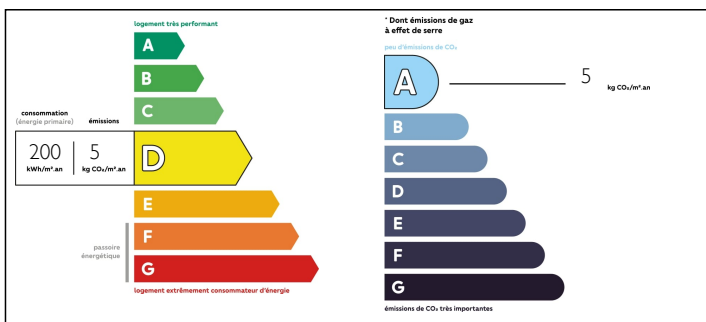
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	183826 m2

## IN BRIEF

10 minutes from Angoulême, lovely stone property comprising a main house with 3/4 bedrooms, study, kitchen, dining room, sitting room with fireplace and well, bathroom/wc. Independent cottage (gîte) in need of updating with bedroom and shower room/wc. Pellet-fired boiler dating from 2022. Terrace, swimming pool, numerous outbuildings, loose boxes and quarry. Set in 18ha of land with pond.

## 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.



## DESCRIPTION

Situated in a quiet hamlet, this property comprises

A main house, with, on the ground floor:

- ▣ a KITCHEN(20m2)
- ▣ a LIVING ROOM(38m2) with fireplace
- ▣ a spacious DINING ROOM(50m2) with well
- ▣ a BEDROOM/ PLAYROOM ... with shower room (32m2)
- ▣ WC
- ▣ an OFFICE (21m2)

On the first floor, a landing serves:

- ▣ a DRESSING ROOM (8m2)
- ▣ a BEDROOM of 9m2
- ▣ a BEDROOM of 11m2
- ▣ a BEDROOM of 10m2
- ▣ a BATHROOM/WC of 10m2
- ▣ a BARN for storage

To the rear of the house is a pleasant terrace with tiled swimming pool.

Small outbuildings opposite the house house the boiler room.

Near the house are also:

- ▣ a CARPORT/ PREAU of 100m<sup>2</sup> (perfect for sheltering cars)
- ▣ a 100m<sup>2</sup> BARN
- ▣ a HOUSE to refresh of 50m<sup>2</sup> with kitchen, living room, bedroom and shower room
- ▣ 12 BOXES
- ▣ a recent metal structure hangar of almost 756 m<sup>2</sup>
- ▣ a CARRIER

Adjacent, on more than 18 hectares, are numerous meadows partly bordering the river, with a pond.

ANGOULEME only 10km away.

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## NOTES