



Stone house

ANGOULEME (16)

495 000 €



418 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Welcome to this splendid residence, where the charm of stone and the warmth of wood combine harmoniously, offering a living space of 418 m² in a privileged setting. Nestled just 14 minutes from Girac Hospital, this unique house will captivate lovers of refinement and exclusivity. The vast interior spaces, bathed in natural light, create a warm and welcoming atmosphere, while the kitchen, opening onto a terrace, becomes a true haven of conviviality for moments shared with family and friends. The master suite, tastefully renovated, offers a luxurious space, where every detail is thought of for your well-being, in particular its dressing room and its adjoining bathroom, inviting you to privileged moments of relaxation. Two offices are designed to meet your professional needs, while the bright living room of 125 m² is distinguished by its exceptional elegance and comfort, offering an ideal setting for entertaining and relaxing. For winter evenings, a second living room with fireplace welcomes you in a warm and friendly atmosphere, perfect for relaxing and enjoying unique moments with family or friends. The heated floor, powered by a heat pump, ensures optimal thermal comfort throughout the year, while the sanitation complies with current standards. With three toilets and two shower rooms, comfort and practicality are there for the whole family, while the vast wooded grounds of 3,600 m² offer a multitude of development possibilities, including the creation of a swimming pool. for moments of relaxation in the open air. You also have the possibility of acquiring double the amount of land, to further expand your domain and realize all your projects. Finally, the spacious garage/barn, equipped with an alarm, provides additional secure storage space for your vehicles and equipment, adding inestimable value to this exceptional residence. Benefiting from a very good energy rating and an extremely advantageous property tax, this house embodies the perfect marriage between modern comfort and authentic charm, offering a unique opportunity on the real estate market. Immerse yourself in perfect harmony where every detail has been carefully thought out, for an incomparable life just a few minutes from Girac Hospital.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 2,88% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Richard MARTINAUD

**BARBEZIEUX-SAINT-
HILAIRE (16300)**

Agent

RSAC : 452 617 616 00019

Courts service city :
ANGOULEME

(+33)6 67 10 40 25

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 821720

Property type Stone house

Year of construction 1900

View Vue sur Forêt, sur Jardin

SURFACES

Living space 418 m²

Living room surface 125 m²

Land surface 3600 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 161

GES 5

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater pompe à chaleur

Kitchen aménagée



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CS 70058 34 473 Pérols Cedex
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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle