



Property

ANGOULEME (16)

1 240 000 €



720 m²



24 pièce(s)



16 chambre(s)

PROPERTY DESCRIPTION

Heart stroke! Little corner of paradise at the gates of Angoulême. This little hamlet may be yours! 10 minutes from the city center or Angoulême train station, 1 hour 15 minutes from Bordeaux, this peaceful setting invites you to enjoy the fullness of well-being it provides. At the end of a private path, more than 750 m² of living space welcomes you, surrounded by lush greenery. A superb 180 m² dwelling house with 4 bedrooms, 5 fully equipped gîtes, a superb 220 m² barn, a 180 m² shed to host a reception or dinner with friends, and thus enjoy accommodation on site; dependencies, all of this quality service invites you to serenity. An 8 x 6 m swimming pool with new liner and technical room completes this property of choice. You will be able to start your activity instantly, the neat decoration, the regular monitoring of the landscaped park with children's play area on a 33,000 m² property in which the habitat is located, and the occupancy rate of around 80% offers you the possibility of having income as soon as you enter the premises with a reservation book which is currently filling up. Key figures: - Main Houses: 180 m² - Gîtes of 150 m², 110 m², 90 m² and two of 75 m² - 16 bedrooms - 33 beds - 9 bathrooms or shower rooms - Photovoltaic panels (virtually energy self-sufficient for Gîtes and the main house) - Landscaped park of more than 4000 m² - 2 wells - Land of 33,000 m² including 5000 m² of wood - Parking 700 m² and recently paved driveway of 400 m (2018) - Land with CU - Land 4000 euros The pluses: - Neat finishes (housing and park) - Authentic and peaceful setting - Close to town and easy access - Possibility of development with the 220 m² barn - The reputation of the place. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,33% 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!



Franck SIONNEAU

ANGOULEME (16000)

Agent

RSAC : 453 274 870 00048

Courts service city :
ANGOULEME

(+33)6 19 74 77 85

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 826628

Property type Property

Year of construction 1764

Exposure TRAVERSANT

View Vue dégagée, sur Forêt, sur Jardin

SURFACES

Living space 720 m²

Land surface 28000 m²

COMPOSITION

Number of rooms 24

Number of bedrooms 16

Number of bathrooms 1

Toilets count 14

Washrooms 9

Balcony 1

Terrace 1

DPE/GES

DPE 230

GES 7

APPENDIX

Parking extérieur

Parking space 20

Videophone Non

SERVICES

Heater électricité économique

Heater solaire

Heater bois

Kitchen américaine

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle