



Christophe GUERIN Capifrance

House

ANGOULEME (16)

550 000 €*

* Agency fees to be paid by the seller



285 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

near ANGOULEME, 30 minutes from the LGV station, 12 minutes from Chasseneuil/Bonnieure, at the crossroads of two old Roman roads, in a quiet and wooded area is this splendid 2021 residence.

Wooden frame construction, imitation wood cladding, minimal maintenance with very high energy performance. From the entrance, a spacious and bright living room/lounge/kitchen of 83 m² with breathtaking views of the surrounding countryside, adjoining a large room with indoor swimming pool, shower room/WC and sauna.

Still on the ground floor, a master suite of 24 m², a pantry, a laundry room, a large double garage, a second bedroom with shower room/WC and a second indoor swimming pool of more modest size 3*4m. Upstairs, accessible by elevator, 2 bedrooms, a bathroom, a toilet, a landing serving as an office and a large relaxation area on a suspended net which will also delight children.

A unique property, to visit as soon as possible. Les honoraires sont à la charge du vendeur.

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!



Christophe GUERIN

**MONTIGNAC-CHARENTE
(16330)**

Agent

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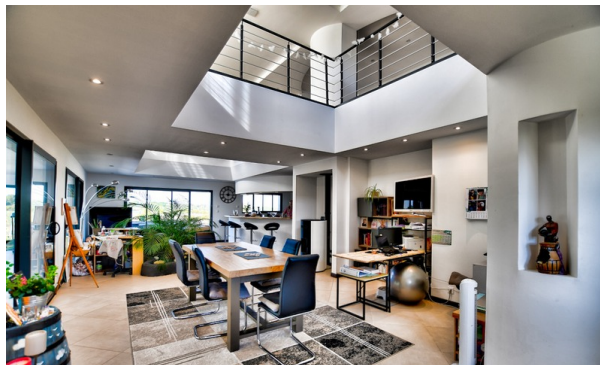
Courts service city :
ANGOULEME

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LE BIEN EN IMAGES



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DETAILS

GENERAL

Reference 856274

Property type House

Year of construction 2021

SURFACES

Living space 285 m²

Living room surface 83 m²

Land surface 3359 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 4

Washrooms 3

DPE/GES

DPE 41

GES 1

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Elevator Yes

Heater pompe à chaleur

Heater granules

Kitchen équipée



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