



## 6 Bedroom House,

16000, Angouleme, Charente, Nouvelle-Aquitaine

\* 6 Beds \* 1 Bath \* 200m2

€795,000

Ref: LN-YV937

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French Entrée 



## Property Description

Ref.4050 : Beautiful 19th C. house between city and countryside near Angoulême.

In the heart of the Charente, this XIXth century house enjoys a beautiful location only 15 km from Angoulême. Nestled in a small town with all shops within walking distance and close to the N10, this beautiful property of character has a very nice wooded park of about 5800sqm and its swimming pool.

The house is located in a quiet, beautiful environment, away from any nuisance, while being close to the shops. It is organised around an inner courtyard which is surrounded by beautiful common areas.

With a living area of approximately 200sqm, it comprises :

on the ground floor: an entrance hall with a staircase leading on one side to the living room opening onto the terrace with its terracotta floor tiles and fireplace, and on the other to a dining room with a stone floor and also a beautiful stone fireplace.

In the extension of the living room, a fitted kitchen with a staircase, as well as a back kitchen. These rooms form a beautiful enfilade.

Then, a cloakroom, toilet and a service entrance close to the kitchen, giving direct access to the kitchen.

On the 1st floor: a landing leading to 4 bedrooms, 2 of which have their own bathroom and wc and 1 with a shower room.

On the 2nd floor: 2 bedrooms with sloping ceilings, 1 shower room with wc and on each side, 2 attics to be converted (insulation done) offering possibilities of extension.

To the right, a pretty dovecote and a bread oven and storage space form the outbuilding. The roofs were redone in 2017.

Opposite the house, there is an outbuilding which serves as a large garage, a cellar (insulated) and a wood store.

The property extends over 5800sqm.

It is composed of a beautiful park partly enclosed by an old stone wall and fence and has a swimming pool of 12x6m with a terrace and summer kitchen.

There is a building next to the pool, ideal for storage.

There is a lean-to building at the entrance to the property.

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