

STUNNING, ARCHITECT-DESIGNED PROPERTY WITH POOL AND BEAUTIFUL VIEWS - CLOSE TO ANGOULÊME CENTRE

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PROPERTY FACT FILE

REFERENCE	A46754JMR16
PRICE	€ 624,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	193 m²
LAND	1987 m²
TOWN	Angoulême
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Architecturally designed property
- Fantastic location close to Angoulême centre
- Four bedrooms
- Heated saltwater swimming pool
- Large garden and 2 fabulous terraces

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Ideally situated just minutes from Angoulême city centre, this exceptional architect-designed contemporary home offers the perfect blend of style, space and convenience. The property features bright, spacious interiors with quality finishes throughout including underfloor heating / cooling.



DESCRIPTION

Designed to offer effortless modern living, this striking architect-designed home combines contemporary style with generous proportions, creating a light-filled and welcoming family residence.

Built in 2010 to a high standard, the property has been thoughtfully planned to maximise space, comfort and natural light. With off-street parking for multiple vehicles at road level, a pathway leads to the front door and into a welcoming entrance hall, which opens onto the heart of the home: an impressive open-plan living space with 3m-high ceilings. Here, the stainless-steel kitchen, dining area and lounge, complete with feature fireplace, flow seamlessly together, creating the ideal setting for both everyday family life and entertaining. Large sliding doors flood the interior with natural light while providing a wonderful connection to the terrace, swimming pool and landscaped gardens. A separate utility room and guest WC add further practicality.



The accommodation comprises four generous bedrooms, including an elegant principal suite featuring a spacious bedroom with glazed doors opening onto its own private terrace, a dressing room and an en-suite bathroom with Jacuzzi bath. The remaining bedrooms are served by a stylish family bathroom, making the layout ideal for families or visiting guests.

Outside, the landscaped gardens have been designed for relaxation and easy maintenance. Two spacious Brazilian teak terraces, together with a bioclimatic pergola featuring remote-controlle...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46754JMR16

COMPLETE FILE AND PHOTO ON REQUEST

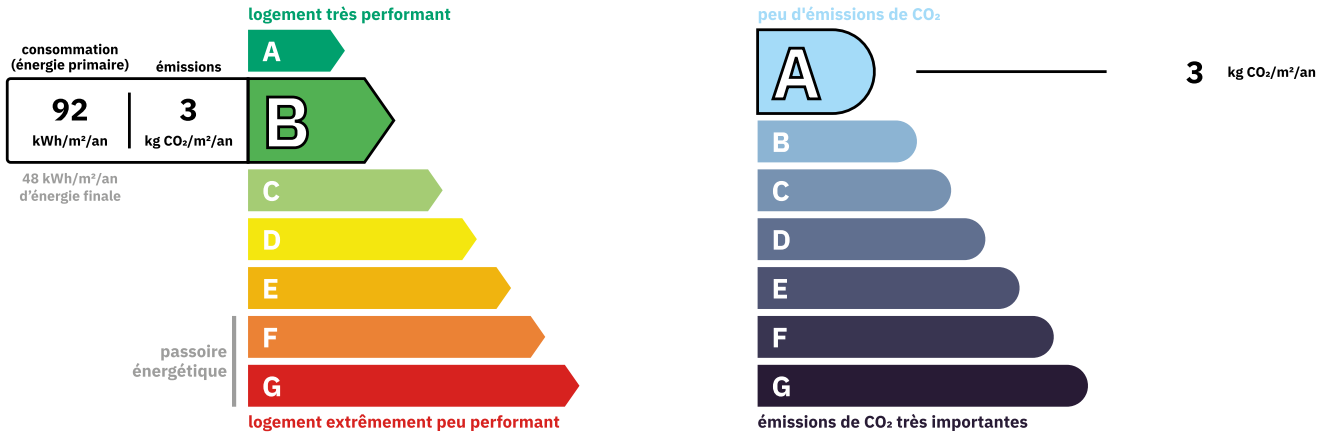
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1686 € and 2280€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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