



## listing



## Ügynök információ

|            |                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                                      |
| Cégnév:    |                                                                                                              |
| Ország:    | United Kingdom                                                                                               |
| Telefon:   |                                                                                                              |
| Languages: | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

## Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 718,382.07 |

## Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Saint-Angeau       |
| Feladta:               | 2024. 10. 24.      |

## Leírás:

This three-house property comprises two houses recently converted from farm buildings, and one house to refresh, plus 5989m2 of land. They're in a quiet spot but not isolated, they're close to local amenities. and only a 35-minute drive from Angoulême station. The property offers the opportunity for multi-generation living, for gites or other business venture - subject to necessary permissions. The first house 'the loft', with 158m2 of living space, has been very recently converted from a barn creating a stunning open-plan vaulted area downstairs with kitchen, dining-room and lounge zones and large glass doors leading out to a sun-drenched terrace and the lawn. There's a large Swedish-style wood burner, and next to the kitchen area a large storeroom and WC. Upstairs, a spacious mezzanine, two large bedrooms, a shower room and a separate WC. The second house, with 90m2 living space, was converted within the last ten years, has underfloor heating, double glazing and electric shutters throughout. It comprises a downstairs bedroom, shower room and WC, a kitchen with large pantry attached, and an open dining/living room with large glass doors leading to its own pretty and lovingly tended garden full of flower, shrubs, trees and a lawn with several areas to sit and relax or eat al fresco. The mezzanine upstairs is currently used as a bedroom, next to which is a large attic which could be converted to living space (subject to necessary permissions). The third house, with 150m2 of living space, is attached to the loft. It is habitable - the current owners live in it - and offers potential for you to put your own stamp on it. The sitting room with wood-burning stove, living room and kitchen create a comfortable living environment, and there's also a bedroom, shower room and WC downstairs. Upstairs, there are three large bedrooms, a study/dressing room and a large loft space that could be adapted to suit your needs (subject to necessary permissions). The garden, currently shared with the loft but can be separated and an individual driveway created, is mostly laid to lawn and leads down to woodland which is also part of the property. An outbuilding of approx. 20m2 with an upper floor of the same size completes the property. Over the lane



from the property is land and an orchard of 1140m<sup>2</sup> including a variety of fruit trees, including pear, apple and cherry trees. There is also an above ground pool in this area. The DPE rating for the loft and the converted house is D, and for the older house is E. The loft and older house share one septic tank and the renovated house has one of its own. There is internet at the property, and fibre optic is available in the hamlet. The property is just a three-minute drive from schools, shops and medical services and a 15-minute drive from a choice of two towns with all amenities including supermarkets. Perfect for a family home, gites or other business – come and see the possibilities for yourself.

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 7       |
| Fürdőszobák:       | 3       |
| Kész négyzetméter: | 398 nm  |
| Telekméret:        | 5989 nm |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## További információ

|               |                                                                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Weboldal URL: | <a href="http://www.arkadia.com/MLSM-T7718/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T7718/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | bvi75696 |
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