



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 299,600

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Saint-Angeau  
Posted: Oct 24, 2024  
Description:

Detached 1970s built property, located in a small hamlet five minutes from Saint-Angeau. Surrounded by a large garden plot of over one hectare, with inground swimming pool. On the ground floor level of the house is a light and bright conservatory style sitting room, with separate office space if required. Leading through to living room with fireplace and recently refitted kitchen. On the same level are three bedrooms and one shower room. The garden level of the property has a one bedroom studio style apartment - perfect for visiting friends and family or potential for revenue generation if desired (subject to necessary permissions). There is a large garage and storeroom also located on this level. The house is heated via a recently installed heat exchange unit system, plus the house benefits from a water softener unit also. The pool at the front of the property has a retractable cover and was fitted with new pump and filters in 2023. At the rear of the plot is a separate entrance, plus a paddock field and small wood. Lovely quiet location but close to local amenities, with the larger town of Mansle approx. 10 minute drive and the city of Angoulême (with TGV connection) around 30 minutes - the airports at Poitiers and Limoges approximately an hour away. Price including agency fees : 299.600 € Price excluding agency fees : 280.000 € Buyer commission, tax included: 7 %

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 155 sq m  
Lot Size: 13676 sq m



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additional information

Website URL:

[http://www.arkadia.com/MLSM-T8556/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T8556/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

bvi72758

