

**Reference:** R10735  
**Location:** Charente (16) – Chazelles  
**Type:** Character Property  
**Setting:** Hamlet  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Habitable:** 592m2  
**Land size:** 5810m2  
**Condition:** First Class Condition  
**Year built:** 19th Century  
**Heating:** Oil  
**Shops:** 2km  
**Pool:** Yes  
**Outbuildings:** Yes



This exceptional property nestles discreetly behind high stone walls in a delightful village just 20 minutes from the medieval city of Angoulême. Set within sight of the Romanesque church tower, it consists of two houses, set around a stunning courtyard, that can either be occupied independently or easily linked to create an outstanding family home.

The development of this property has been completed to exceptionally high standards. It offers a total of six bedrooms and four bathrooms, three exceptional reception rooms and a swimming pool, all set within half a hectare of delightful grounds.

The principal house is entered via a welcoming entrance hall that opens up into an enormous lounge and dining room with French windows opening both into the courtyard and the rear gardens. In addition to the oil fired central heating, the lounge has a wood burning stove set within a magnificent stone fireplace.

There is a well equipped, fitted kitchen that is attached to a utility room. Also on the ground floor are a master bedroom with an ensuite, luxurious shower room and two further bedrooms served by a bathroom and separate w.c..

On the first floor is a large mezzanine space that provides both a study area and a grand salon that provides a sophisticated entertaining space. There is a further bedroom on this floor along with a large attic space providing useful storage space.

The two houses are linked via a delightful conservatory, that overlooks the courtyard, and a covered walkway. The second house has an enormous entertaining room which features both a wood burning stove, set within a monumental stone fireplace, and a magnificent bar for serving guests.

The kitchen on this side has been equipped to a professional standard with stainless steel units and a huge range cooker set beneath an extractor hood. It is not inconceivable that this kitchen could support a restaurant set within the entertaining room.

This second house also offers two ensuite bedrooms overlooking the courtyard, a snooker room and a gym.

Set around the beautiful courtyard are a double garage, a swimming pool with a domed cover, a fully equipped summer kitchen measuring 36m2, a pool changing room with a shower and w.c. and a storage space for pool equipment. The pool services are installed within a cellar space that also houses a locked wine cave.

The extensive gardens are stocked with a range of mature shrubs and trees. They are fully fenced and completely private. Within the gardens are both a summer house and a large storage building that houses all the garden equipment and the fire wood. A rainwater harvesting system fills a large underground container that has a submerged electric pump, enabling the water to be used for watering the garden.

The property is located just 2km from a village that provides a good range of local amenities. Whilst feeling very much out in the French countryside, the centre of the city of Angoulême is only 20 minutes by car. From here, one can catch the high speed train which gets you to Paris in just over 2 hours! Closer still are the out of town retail parks and the highly regarded hospital in Soyaux. The airports in Limoges, Bergerac, Poitiers and Bordeaux can all be reached in less than 90 minutes.

Agency fees of 5.5% are included in the asking price.  
 Honoraires d'agence de 5.5% TTC inclus, charge acquéreur.  
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€685,750

Whilst every care is taken to provide factual details, they are not contractual.  
 Agency fees are included in the price, legal fees are extra

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