

Charming One Bedroom Apartment in the heart of the historic centre of Angoulême

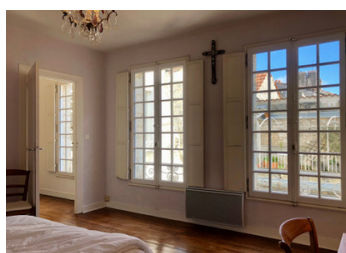
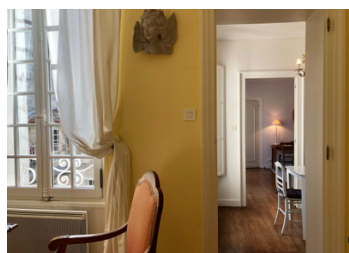


INFORMATION

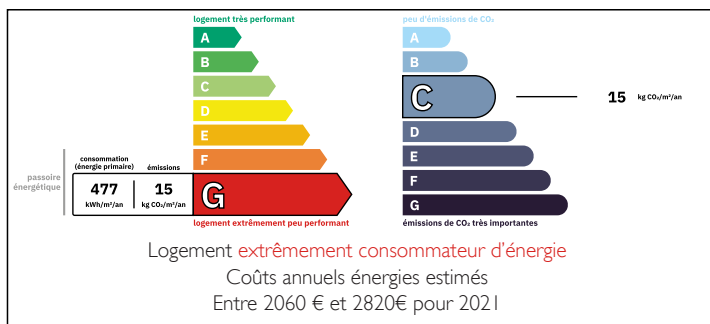
Town:	Angoulême
Department:	Charente
Bed:	1
Bath:	1
Floor:	72 m2
Plot Size:	0 m2

IN BRIEF

An Elegant One Bedroom Apartment, situated on the 2nd floor of a 19C magnificent historic residence, equipped with a lift. Offering bright, spacious rooms with high ceilings, in an extremely quiet environment in the historic centre of Angoulême. All the rooms open onto a lovely open courtyard, offering plenty of natural light and total privacy.

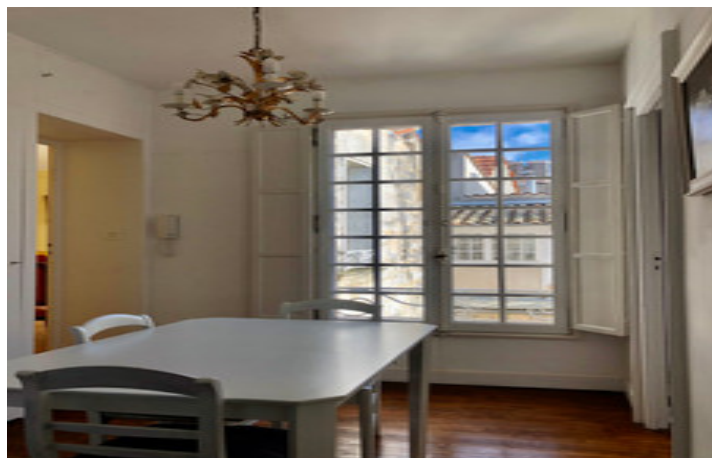


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Composed as follows:

Entrance-living room of 33m², two large cupboards and two south-facing windows, parquet floors

Toilet and washbasin

Dining room and fitted kitchen of 11m²

Bedroom of 18m² with two cupboards and two east facing windows,

Bathroom of 9.50m³ with a large linen cupboard and plumbing for washing machine.

Included in the sale is a vaulted cellar of 10m² in the basement and a communal bicycle storage room.

Custom-made wooden, double-glazed windows and electric heating.

A rare find!

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

LOCAL TAXES

Taxe foncière: 1224 EUR

Taxe habitation: EUR

NOTES