

Amazing architect designed house 2023, Angoulême centre. Grand living space, roof terrace, garden and garage

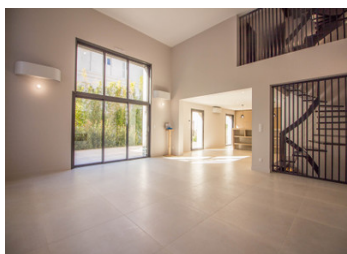


INFORMATION

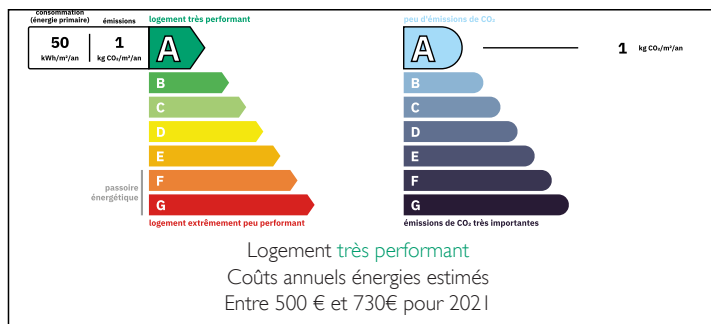
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	204 m2
Plot Size:	220 m2

IN BRIEF

In the heart of the ramparts of Angoulême, this new-build home offers high-quality features and optimum comfort with its lift, large double garage and magnificent roof top terrace.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Let yourself be seduced by this one-of-a-kind house, with its unique location and top-of-the-range features.

On the ground floor :

- Large, bright 51m² living room with very high ceilings
- Fully fitted and equipped bespoke kitchen
- Laundry/storeroom
- WC with washbasin
- Terrace with landscaping

First floor:

- 2 bedrooms, one with a dressing room (13 and 15m²)
- Shower room with WC

Second floor:

- Master suite with a dressing room (16m²) and shower room with WC
- Roof top access

Basement:

- Large double insulated and tiled garage with electric charging point
- Storeroom and cellar

For your convenience, the house has :

- A private lift serving the different levels
- Aluminium joinery with electric roller shutters
- Sliding patio doors
- Underfloor heating by heat pump and reversible air conditioning
- Electric fireplace
- Connected television

Thanks to its central location, all shops and services are within walking distance.

Class A energy performance

File on request

Information about risks to which this property is