

Office building near Angoulême station and town centre



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	1300 m2
Plot Size:	1554 m2

IN BRIEF

Excellent location for this large office building with car park, ideal for rental investment

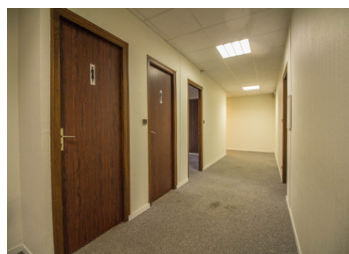


ENERGY - DPE

DPE not required.

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

Located close to the train station (Paris 1h40 and Bordeaux 35mn) and a 5-minute walk from Angoulême town centre, this 1300m², 4-storey office building is in very good condition and also offers excellent rental development opportunities. The building has 31 parking spaces

File on request

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

LOCAL TAXES

Taxe habitation: EUR

NOTES