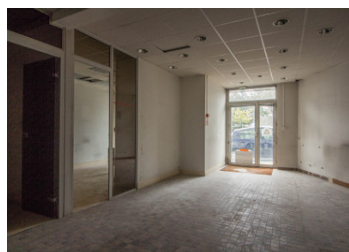


Angoulême business premises 105 m2 comprising 4 offices, reception hall, technical room, storeroom.



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	105 m2
Plot Size:	0 m2



IN BRIEF

Located on a busy avenue, very close to Angoulême town centre

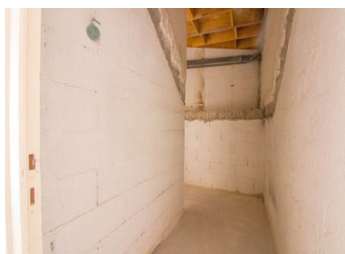


ENERGY - DPE

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 on a busy avenue with good visibility, this large 105m² premises offers great conversion potential for a service or independent business.

Layout plans are available

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