

Pretty town house ideally located in the center of Angoulême.



## INFORMATION

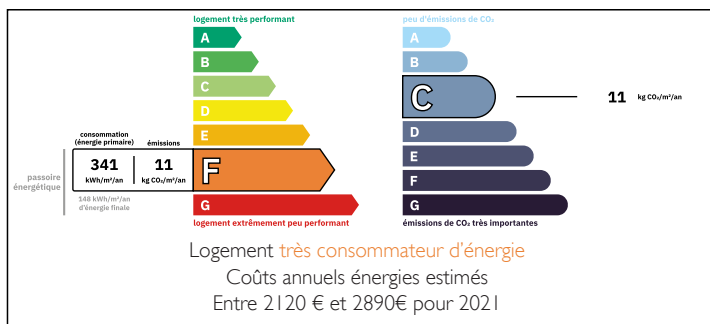
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

## IN BRIEF

Beautiful character (stone, parquet floors...) for this town house with 3 bedrooms, located in a quiet area of the center of Angoulême.

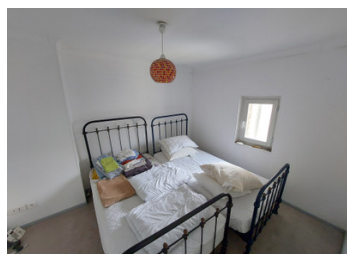
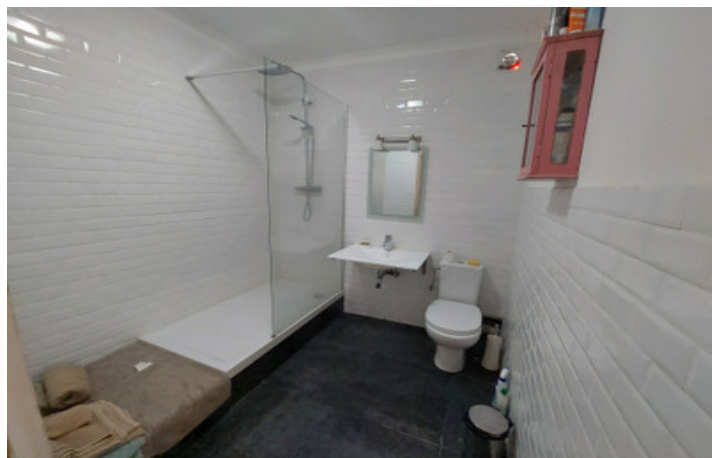


## ENERGY - DPE



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

This pretty house, arranged on four levels, offers:

On the ground floor:

- A 5 m<sup>2</sup> entrance
- A 20 m<sup>2</sup> kitchen
- Access to the cellar

On the 1st floor:

- A 27 m<sup>2</sup> living room
- W.-C.

On the 2nd floor:

- A bedroom of 17 m<sup>2</sup>
- A bathroom with toilet of 7 m<sup>2</sup>

At the 3rd level:

- A 9 m<sup>2</sup> bedroom
- A bedroom of 16 m<sup>2</sup>

No exterior or garage.

Electric heating, double-glazed frames, mains drainage.

Ideally located, this property offers a beautiful space for the whole family!

-----

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

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES