

Appartement lumineux, avec 2 chambres, place de parking, cave et balcon, commerces de St Cybard à proximité.

EXCLUSIVE



## INFORMATION

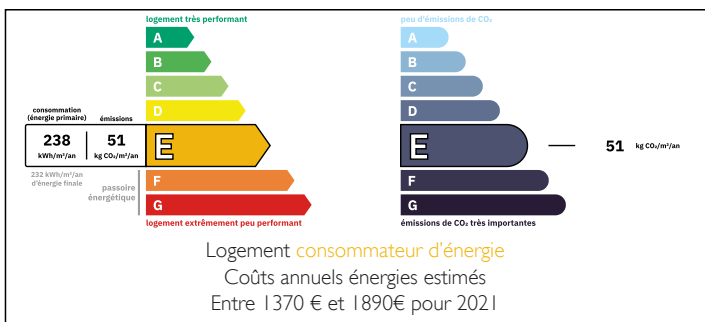
|                |           |
|----------------|-----------|
| Town:          | Angoulême |
| Department:    | Charente  |
| Bed:           | 2         |
| Bath:          | 1         |
| Floor:         | 85 m2     |
| Outside Space: | 10 m2     |



## IN BRIEF

Bright flat with approx. 85 m<sup>2</sup> of living space plus balcony, loggia, parking space and 12 m<sup>2</sup> cellar, comprising: 2 bedrooms, 1 dressing room, bathroom, large living room and fitted kitchen. Unoccupied. All amenities nearby.

## 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

Flat located on the 2nd floor (no lift) comprising :

- Beautiful, bright 30m2 living room with wooden floors and balcony
- 11 m2 fitted kitchen opening onto the loggia
- 2 bedrooms (12 and 12.5m<sup>2</sup>)
- Dressing room: 3m2
- Bathroom: 5 m2
- Corridor with cupboards: 5m2
- WC

Gas central heating

Double glazed windows

Bus stop, schools and shops nearby

Mains drainage

cellar on ground floor of approx. 12m2

Parking space

## LOCAL TAXES

**Taxe foncière: 1642 EUR**

**Taxe habitation: EUR**

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Co-owned building of 10 units

Provisional annual charges: 462€

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

## NOTES