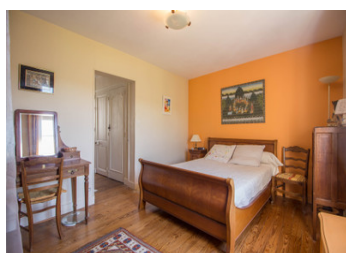
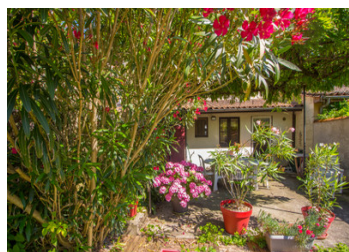


Town house with outbuilding and convertible attic, lovely enclosed garden , shady terrace, close to amenities

EXCLUSIVE



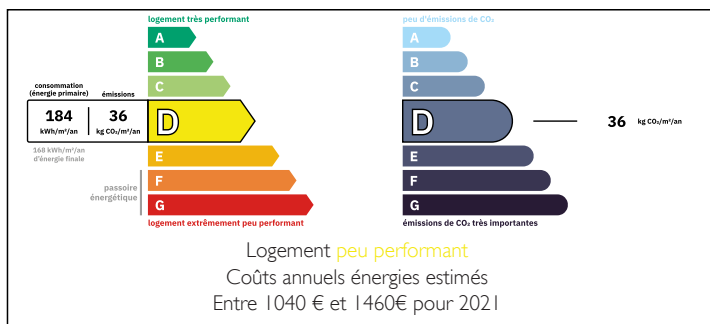
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	200 m2

IN BRIEF

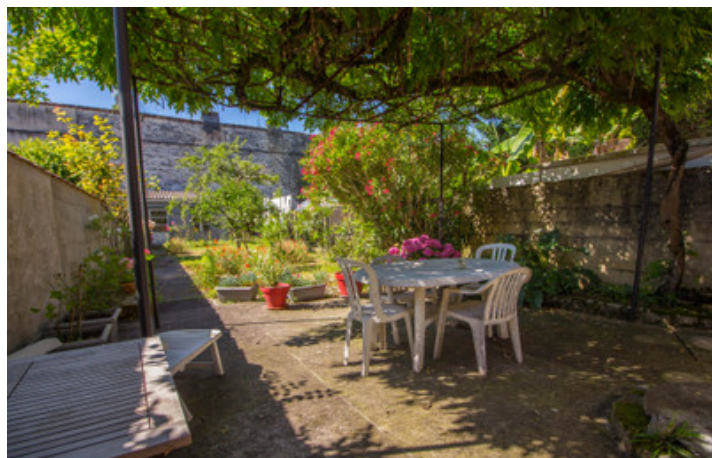
Privileged location in the Saint Cybard district.
House with 77m² of living space plus attic for conversion and outbuilding at the bottom of the garden, ideal for first-time buyers.
Close to the Charente river and Angoulême town centre. All amenities within walking distance

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

Very pleasant house, comprising on the ground floor :

- Living room (20m²) with fireplace
- Dining room (12.5m²)
- Kitchen (11.5m²) with direct access to the 30m² shaded terrace
- WC

The first floor comprises :

- Bright, open-plan landing (13m²) used as office/guest bedroom
- Bedroom (13.5m²) overlooking the garden
- Shower room (5m²) with WC

Above, a 19m² attic that could be converted into an additional bedroom

Pretty enclosed grounds with trees of approx. 200m² with large shaded terrace (south-facing) and a 19m² outbuilding at the bottom of the garden, which could also be converted (electricity connected)

Frame and roof redone

STGA bus stop nearby

House connected to mains gas - low-temperature boiler

All shops within walking distance

Angoulême town centre and LGV train station within walking distance

LOCAL TAXES

Taxe foncière: 1077 EUR

Taxe habitation: EUR

NOTES

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