

Building to renovate with 4 apartments, garage. In the village of Marthon, 25km from ANGOULEME

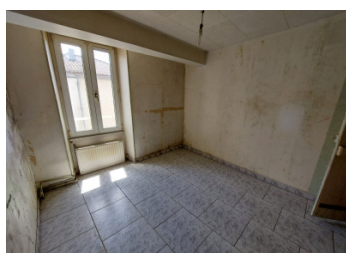
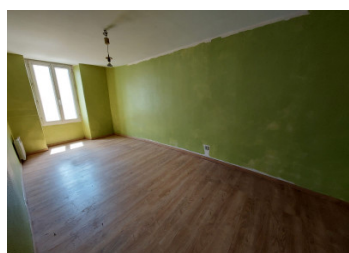
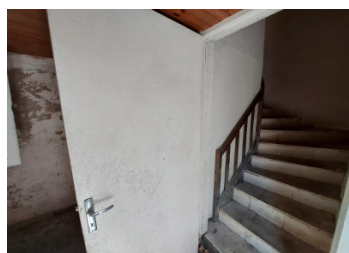


INFORMATION

Town:	Marthon
Department:	Charente
Bed:	4
Bath:	4
Floor:	160 m2
Plot Size:	10 m2

IN BRIEF

Ideally located close to all amenities, 25km from Angoulême, invest in this investment building comprising four accommodations of 30m², 31m², 38m² and 60m², and also a garage. A complete renovation is expected.

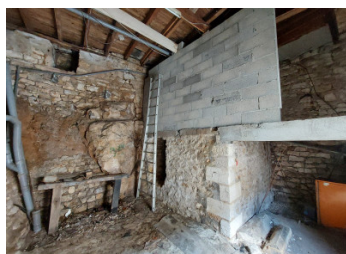


ENERGY - DPE

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

The building includes::

(with stairs leading to the apartment).

ACCOMMODATION no. 1 (38m²):

- entrance
- living room/kitchen
- bedroom
- bathroom
- wc

ACCOMMODATION no. 2 (60m²):

- entrance
- living-room
- kitchen
- two bedrooms
- bathroom
- wc

Upstairs (street access to the rear):

ACCOMMODATION no. 3 (30m²):

- entrance
- living room/kitchen
- bedroom
- bathroom
- wc

ACCOMMODATION no. 4 (31m²):

- entrance
- living room/kitchen
- bedroom
- bathroom
- wc
- closet

Electric heating

Double glazing on some frames

Main drains

LOCAL TAXES

Taxe foncière: 1660 EUR

Taxe habitation: EUR

NOTES