

## Spacious town centre property with 5 bedrooms and attached walled gardens



## INFORMATION

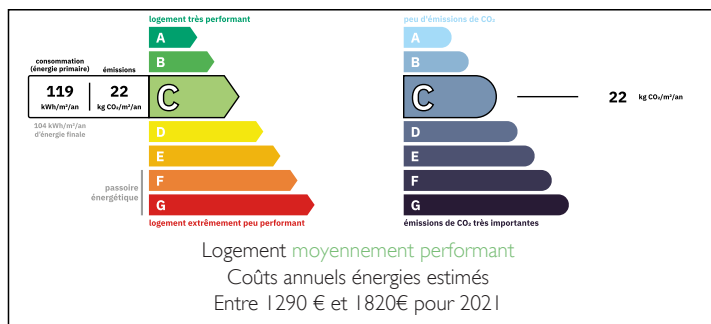
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	488 m2

## IN BRIEF

Spacious semi-detached town property situated within walking distance of a local boulangerie, offering a light and bright living room and open kitchen with patio doors leading to the rear terrace and gardens. The ground floor office space could be used as a further bedroom. Upstairs offer 4 bedrooms, and a shower room. The 5th bedroom is located above the entrance hall and offers an ensuite shower-room. Ideal for teenagers, or a granny flat, student rental or an Air B&B.....



## 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

Situated in the periphery of Angoulême this town-centre property offers a large living space, with an open fitted kitchen of over 28m<sup>2</sup>, with easy access to the terraced dining area, the living room with sliding patio doors gives access to the rear garden, and a ground floor office. Upstairs offer 4 bedrooms and a family shower-room. The entrance hall leads to the downstairs cloak room, and to the 5th upstairs bedroom with ensuite shower. The garage is located to the front of the house and offers secure off road parking. The central heating system is mains gas with a newly installed 'eco' boiler, which is very economical. This property is ideally situated close one of the large secondary schools in Angoulême so could also work as student rental accommodation. Contact us to organise your visit.

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

## LOCAL TAXES

**Taxe foncière: 2400 EUR**

**Taxe habitation: EUR**

## NOTES