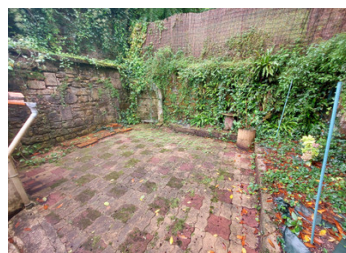


75m2 town house with 2 bedrooms and courtyard close to all amenities.



## INFORMATION

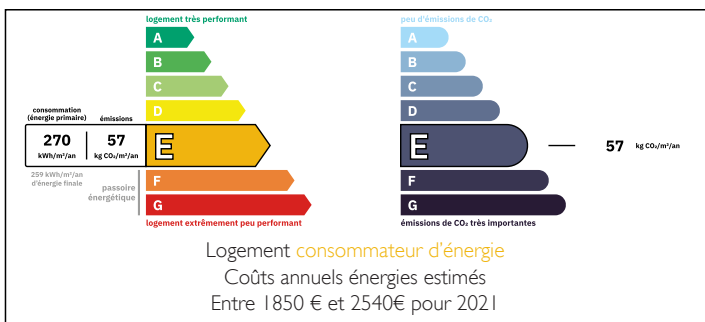
Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	95 m2



## IN BRIEF

Great potential for this town house to renovate with 2 bedrooms and a courtyard, located 2 steps from the town centre and station. Ideal for a rental project or first purchase.

## 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 house to renovate offers:

Ground floor:

- Entrance hall
- A living room: 22m<sup>2</sup>
- A kitchen opening onto the living room: 9m<sup>2</sup>
- A storeroom: 6m<sup>2</sup>

On the 1<sup>st</sup> floor:

- A 1st bedroom of 19m<sup>2</sup>
- a bathroom: 4.5m<sup>2</sup>
- a 2nd bedroom of 11m<sup>2</sup> (with access to the courtyard)
- W.C.

Town gas heating, double glazed window frames, mains drainage.

Conveniently located at the foot of the plateau, this property would be perfect for a pied-à-terre close to all amenities, or a rental project.

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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 habitation: EUR

## NOTES