

Beautiful appartement located in an area where everything is within easy reach



## INFORMATION

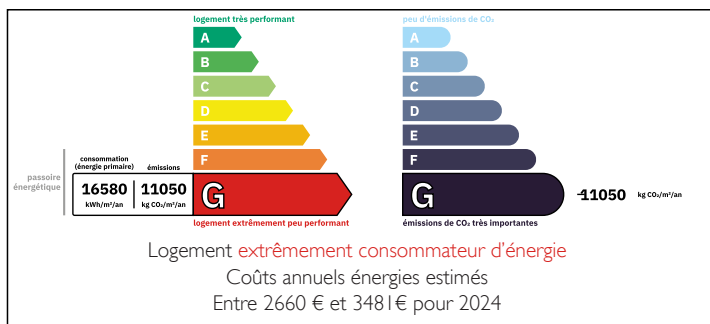
Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	64 m2
Outside Space:	9 m2



## IN BRIEF

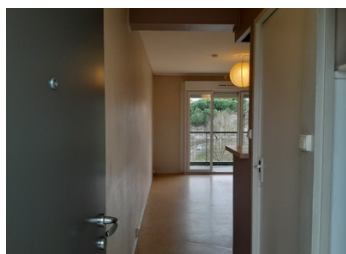
Bright 63,44m2 apartment with 2 bedrooms, kitchen opening onto a large living-dining area, bathroom and separate toilet

## 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

63.44m<sup>2</sup> apartment located in a sought-after neighborhood, just a few minutes from downtown and close to the train station. Ideally suited to a couple or a small family, it offers a pleasant, easy-to-live-in environment, with a bright, functional living space that greets you as soon as you enter. The apartment has 2 bedrooms, a 23m<sup>2</sup> kitchen opening onto the living room and a 10m<sup>2</sup> lounge, a 4.2m<sup>2</sup> bathroom, WC, double glazing, electric roller shutters, underfloor heating and town gas. There are also a number of

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Co-owned building of 12 units

Provisional annual charges: 1847€

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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: 1393 EUR**

**Taxe habitation: EUR**

## NOTES