

780m building located in Angoulême town centre close to all services and amenities



## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	780 m2
Plot Size:	804 m2

## IN BRIEF

A prime location in the heart of Angoulême town centre for this property offering a wide range of development options.



## 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

On a plot of 804m, this building has

- a 400m<sup>2</sup> ground floor with very high ceilings and mezzanine areas
- A 60m<sup>2</sup> flat with independent access from the outside and from the ground floor
- A large 320m<sup>2</sup> loft-style surface area on the ground floor (+2) with a large panoramic terrace
- 4 garage spaces

The property comprises 7 lots in a co-ownership of 9 lots.

No co-ownership charges and no co-ownership association.

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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