

320m building located in Angoulême town centre close to all services and amenities

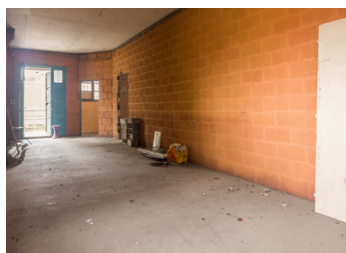


INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	320 m2
Plot Size:	410 m2

IN BRIEF

A prime location in the heart of Angoulême town centre for this building offering a wide range of conversion 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

Located on the first floor of a building, this property comprises a large loft-style surface area of 320 m² with a large panoramic terrace, as well as 2 garage spaces.

Huge development potential

The property comprises 3 lots in a co-ownership of 9 lots.

No co-ownership charges or syndicat de copropriété.

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