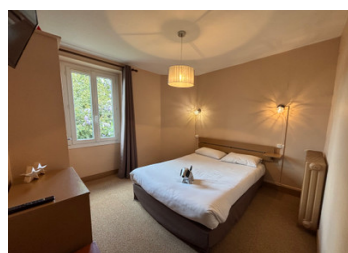
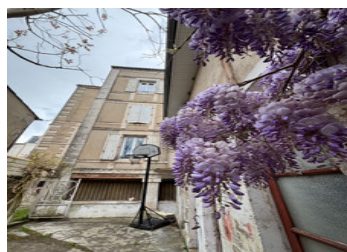


## Group of buildings with high-potential business premises in Angoulême town centre

EXCLUSIVE



## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	13
Bath:	9
Floor:	460 m2
Plot Size:	695 m2

## IN BRIEF

A rare opportunity in the heart of Angoulême town centre: we are offering a complex of two buildings including a hotel business.

It is above all its high conversion potential that will appeal to discerning investors: the possibility (subject to the necessary authorisations) of reconfiguring the property into several residential flats or lots of short-term furnished accommodation, in a sector with high rental demand.

This hotel also represents an excellent opportunity for a couple wishing to go into the hotel business or for a professional planning to become independent.

Translated with DeepL.com (free version)

## ENERGY - DPE

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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

The first building for sale, approx. 240 m2 with a basement of approx. 60 m2 and garden, comprises a reception room and a large lounge. On the 3 upper floors are 4 family bedrooms with en-suite bathrooms and 3 bedrooms with en-suite bathrooms and WCs in need of renovation.

The second building spans 190 m2 on the ground floor and includes a breakfast room, a bedroom, a kitchen and a bathroom. On the 3 upper floors are a family room and 3 double bedrooms with their own bathrooms. A small 3-storey building with 3 rooms is currently used as a storage room - in need of renovation. Cellar of 39m2 with a gas boiler. Annex of 25 m2 to renovate overlooking the garden.

Small hotel business with great potential (could be purchased separately). Average turnover over 3 years: €70,000 p.a.

The price of the property is as follows:

- 1st property Ref.:A36410NKA16: €222,600 (including 6% agency fees)
- 2nd building Ref.:A36508NKA16 : 216 240 € (Agency fees of 6% included)
- Fonds de Commerce Ref.:A36293NKA16 : 152 600€ (Agency fees of 9% included)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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