

## 225m2 loft on the Angoulême plateau

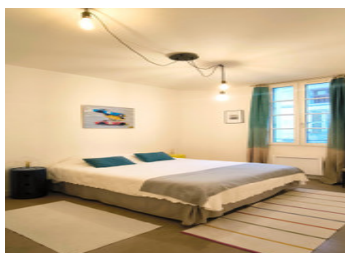


## INFORMATION

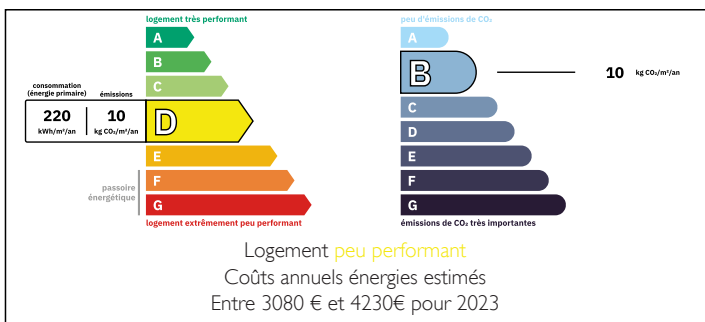
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	225 m2
Outside Space:	14 m2

## IN BRIEF

Exclusive loft in the heart of the city of Angoulême offering three bedrooms on two levels for 6 people with a panoramic view terrace.



## 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

The loft is an open-plan apartment offering:

A large kitchen with a central island and a dining area

On the first level:

Kitchen open to the dining room and terrace

2 double bedrooms

Shower room

Upstairs via an open staircase:

Mezzanine with lounge areas

1 double bedroom with a dressing room

TV lounge area with a gas fireplace

A bathroom

A beautiful terrace with panoramic views of the city of Angoulême

A high-end property with quality fittings and materials

-----

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

## LOCAL TAXES

**Taxe foncière: 3817 EUR**

**Taxe habitation: EUR**

## NOTES