

Victor Hugo, 5-bedroom townhouse + study with patio and enclosed garden, 5 mns from Angoulême train station

EXCLUSIVE



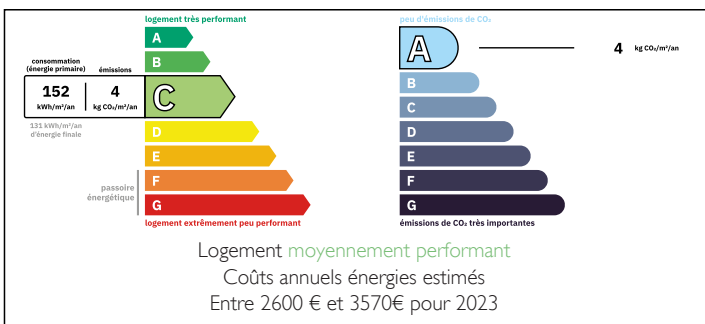
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	204 m ²
Plot Size:	160 m ²

IN BRIEF

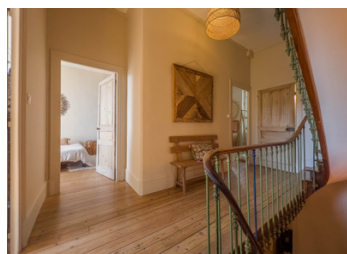
Pleasant, bright townhouse of 204m² habitable surface, located in the heart of the Victor Hugo neighbourhood with its market, shops and proximity to the railway station.

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 house comprises, on the ground floor:

- Entrance hall with storage space
- 2 living rooms measuring 21m² and 17m²
- 16m² fitted kitchen opening onto an interior patio
- 19m² lounge opening onto the enclosed grounds of about 150m²
- WC
- Access to a large cellar of approximately 50m² housing the pellet boiler and laundry area

The first floor comprises:

- Landing
- Master bedroom of 20m² with large dressing area
- Bedroom of 16m²
- Office space of 9.5m²
- Shower room of 5m² with WC

The second floor leads to:

- Landing of 17m²
- 3 bedrooms of 11, 14 and 9.5m²
- 7m² shower room with WC

LOCAL TAXES

Taxe foncière: **3469 EUR**

Taxe habitation: **EUR**

NOTES

No work required

Double glazing throughout, new roof windows

Hot water tank, water softener and new taps

New appliances

Pellet boiler, very economical

Main drains

Internet fiber

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