

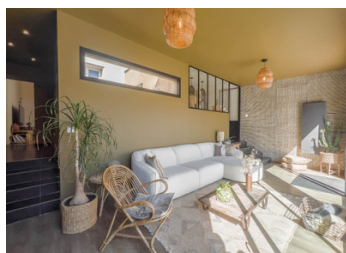
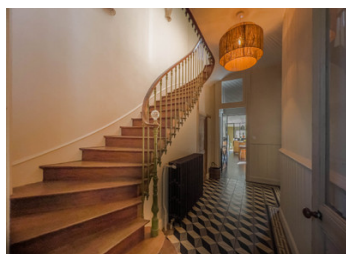
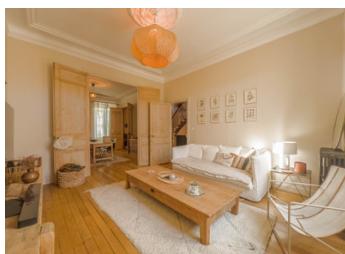
Victor Hugo, 5-bedroom townhouse + study with patio and enclosed garden, 5 mns from Angoulême train station

EXCLUSIVE



## INFORMATION

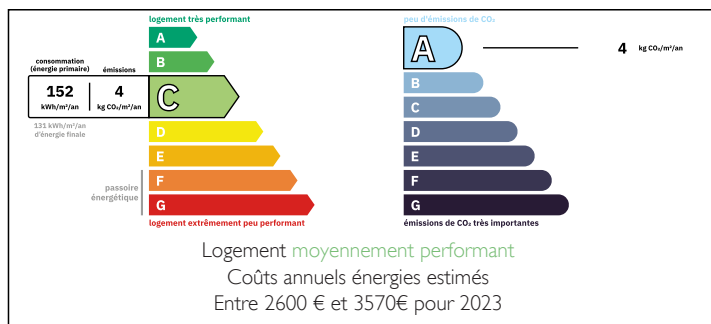
|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 5         |
| Bath:       | 2         |
| Floor:      | 204 m2    |
| Plot Size:  | 160 m2    |



## IN BRIEF

Pleasant, bright townhouse of 204m<sup>2</sup> 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 21m<sup>2</sup> and 17m<sup>2</sup>
- 16m<sup>2</sup> fitted kitchen opening onto an interior patio
- 19m<sup>2</sup> lounge opening onto the enclosed grounds of about 150m<sup>2</sup>
- WC
- Access to a large cellar of approximately 50m<sup>2</sup> housing the pellet boiler and laundry area

The first floor comprises:

- Landing
- Master bedroom of 20m<sup>2</sup> with large dressing area
- Bedroom of 16m<sup>2</sup>
- Office space of 9.5m<sup>2</sup>
- Shower room of 5m<sup>2</sup> with WC

The second floor leads to:

- Landing of 17m<sup>2</sup>
- 3 bedrooms of 11, 14 and 9.5m<sup>2</sup>
- 7m<sup>2</sup> shower room with WC

## LOCAL TAXES

**Taxe foncière: 3469 EUR**

**Taxe habitation: EUR**

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

## 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>