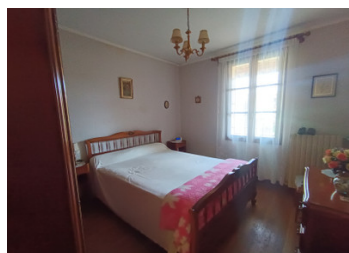


Townhouse ideal for first purchase or investment



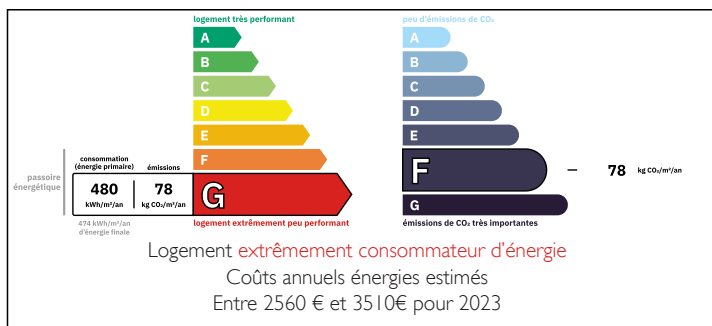
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	1
Bath:	1
Floor:	70 m ²
Plot Size:	425 m ²

IN BRIEF

Small town house, on one level, in a quiet street, close to shops: this house is perfect for retirees, for a first purchase or for a rental investment.

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

Set back from the street, this charming house faces south. Its entrance leads to a lovely living room of approximately 24 m² with an open fireplace. It also includes a bedroom of almost 10 m² overlooking the rear of the house, a bathroom, a toilet, a practical dressing room, and a 10.7 m² kitchen with access to the boiler room.

From this room, you access the rear of the house where you have a pergola that is very pleasant in the height of summer.

At the back of the property, there is also a garage where you can park your vehicle and store some personal belongings.

This house has mains drainage.

After some renovation work, it could be suitable for various projects.

Don't hesitate to come and visit.

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

LOCAL TAXES

Taxe foncière: 1188 EUR

Taxe habitation: EUR

NOTES