

Rare! In the historic center of the city, ground floor apartment, freehold, with a terrace.



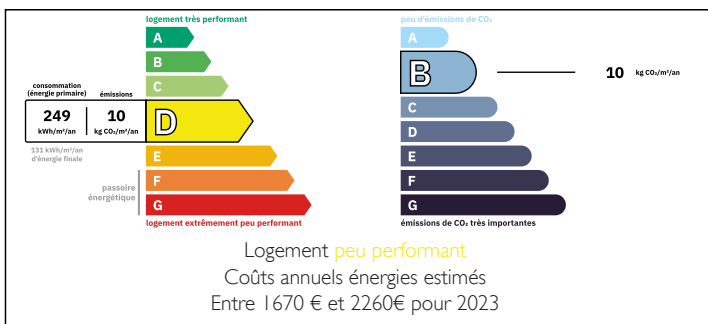
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	71 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

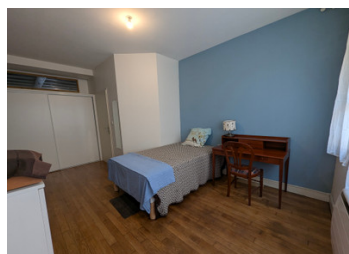
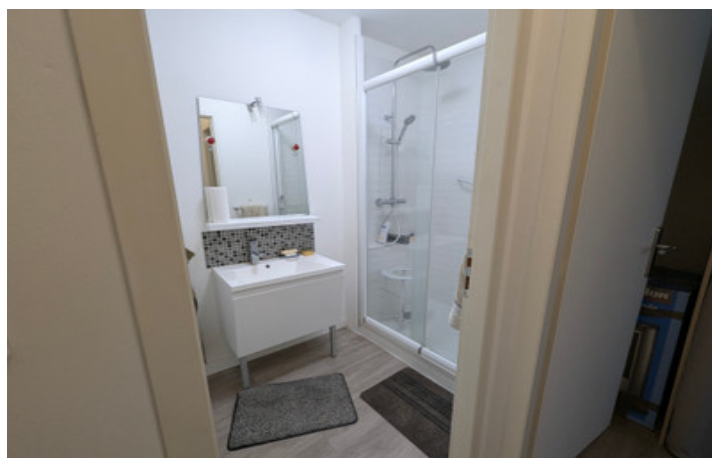
Perfect for a first-time buyer or as an investment, this ground floor apartment of 71 m<sup>2</sup> is ideally located on Angoulême's plateau. There are no homeowners association fees—it is a freehold (volume division).

## 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

This apartment consists of an entrance, a beautiful 14 m<sup>2</sup> bedroom, a smaller room of approximately 10 m<sup>2</sup>, a spacious 31 m<sup>2</sup> living room with an open, equipped, and furnished kitchen opening onto a terrace of about 25 m<sup>2</sup>. It also includes a bathroom and a separate toilet.

The PVC double-glazed windows were replaced in 2019, and full electrical and plumbing renovations were completed at that time.

It's move-in ready. Selling it furnished is also an option.

Come and visit it!

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

## LOCAL TAXES

**Taxe foncière: 1268 EUR**

**Taxe habitation: EUR**

## NOTES