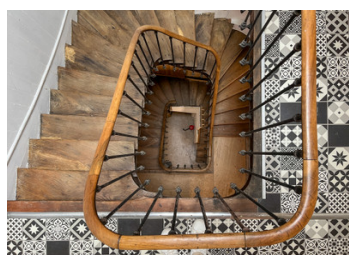


Exceptional Commercial and Residential Building situated in the heart of Angoulême's prime pedestrian zone.



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	285 m2
Plot Size:	0 m2



IN BRIEF

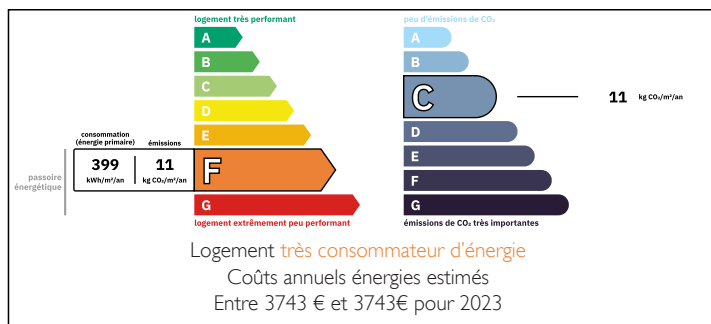
Located on Angoulême's most vibrant pedestrian shopping street, this character-filled building occupies one of the city's most sought-after addresses.

Offering approximately 285 m² of floor space, the property presents an outstanding combination of prime retail exposure, long-term capital appreciation, and strong rental potential. Its generous ground-floor shopfront enjoys excellent visibility and consistent pedestrian traffic in one of the busiest areas of the city centre.

Layout :

- 70 m² (753 sq ft) air-conditioned retail premises on the ground floor with an extensive display frontage.
- Multiple upper floors offering excellent potential for conversion into residential apartments.

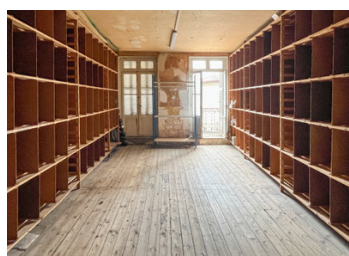
ENERGY - DPE



Key Features :

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.



NOTES

DESCRIPTION

Located on Angoulême's most vibrant pedestrian shopping street, this character-filled building occupies one of the city's most sought-after addresses—where opportunities to acquire a property of this calibre are exceptionally rare.

Offering approximately 285 m² (3,067 sq ft) of floor space, the property presents an outstanding combination of prime retail exposure, long-term capital appreciation, and strong rental potential. Its generous ground-floor shopfront enjoys excellent visibility and consistent pedestrian traffic in one of the busiest areas of the city centre.

Layout :

- 70 m² (753 sq ft) air-conditioned retail premises on the ground floor with an extensive display frontage.
- Multiple upper floors offering excellent potential for conversion into residential apartments.

Key Features :

- Prime location in Angoulême's pedestrian city centre.
- Elegant period building with original character.
- Numerous renovation and improvement works already completed.
- Significant value-add and redevelopment potential.
- Ideal configuration for a mixed-use commercial and residential investment.

A Particularly Unique Configuration

The property benefits from planning approval validated by the Architecte des Bâtiments de France (French Heritage Authority), allowing the creation of an independent entrance to the future residential apartments via a quiet lane at the rear of the building.

This design enables a complete separation between