

## Renovated 2-bed townhouse with courtyard and garage close to the centre of Angoulême



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Angoulême          |
| Department: | Charente           |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 81 m <sup>2</sup>  |
| Plot Size:  | 108 m <sup>2</sup> |

## IN BRIEF

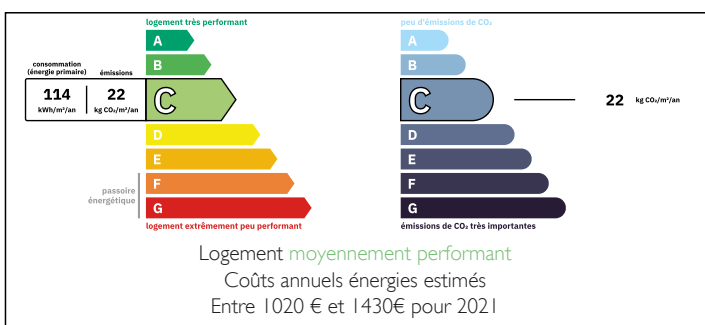
In Angoulême, discover this charming, fully renovated 81 m<sup>2</sup> townhouse arranged over three floors, with a private landscaped courtyard and a garage nearby.

The ground floor offers a fully fitted kitchen, a spacious and welcoming living room opening directly onto the courtyard, perfect for enjoying warmer days, plus a WC. On the first floor, there is a large bedroom with dressing area, a shower room with WC and a versatile space that could be used as a home office, reading area or additional sitting room. The top floor provides a laundry area and a second bedroom beneath the eaves. Mains gas heating and hot water, with an energy rating of C.

Located close to Soyaux while remaining within Angoulême, the property offers convenient access to local shops, services and the city centre. Ready to move into, it would...



## 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

Renovated Townhouse with Courtyard and Garage  
– Angoulême

Set in Angoulême, this charming, fully renovated townhouse offers 81 m<sup>2</sup> of comfortable living space arranged over three floors, together with an attractive private courtyard and the added benefit of a garage nearby.

The ground floor features a fully fitted kitchen and a spacious, welcoming living room, opening directly onto the landscaped courtyard. This pleasant outdoor space provides a natural extension of the living area during the warmer months. A separate WC completes this floor.

On the first floor is a generously sized bedroom with dressing area, a shower room with WC, and a versatile additional space that could be used as a home office, reading room or second sitting area – particularly useful for anyone working from home.

The top floor offers a practical laundry area and a second characterful bedroom beneath the eaves.

The property benefits from mains gas central heating and hot water and has an energy rating of C, with estimated annual energy costs of between €1,020 and €1,430 based on standard use.

A convenient location in Angoulême

The house is well situated on the Soyaux side of Angoulême, while remaining within the Angoulême commune. The area offers an appealing balance between residential surroundings and easy access to city amenities, with everyday shops and services nearby and convenient connections into central Angoulême.

Ready to move into, this property would make an excellent home for a couple or small family, as well as an attractive lock-up-and-leave property or

## NOTES