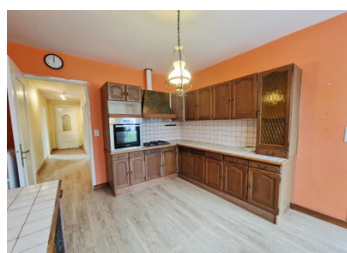


A 1960s house with a basement, comprising a living room, separate kitchen, 4 bedrooms, a garage and a garden



INFORMATION

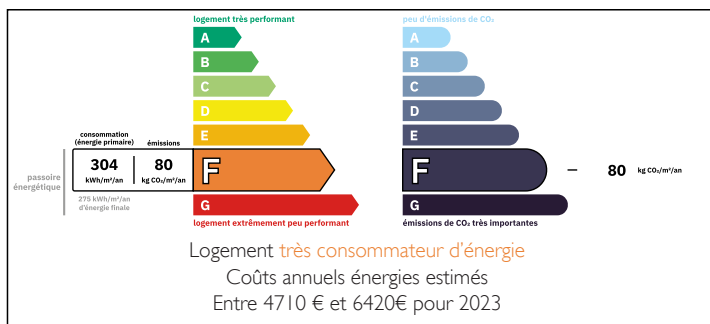
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	611 m2



IN BRIEF

Situated on the outskirts of Angoulême town centre, nestled in the heart of a spacious garden, this house offers a range of possibilities: with a little refurbishment to the upper floor, you'll have a bright home of around 100 m². With a little more renovation, you could double this living space by converting the basement (which is partially converted).

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

An external staircase leads to the upper floor, where a beautiful entrance hall, featuring a large wardrobe, leads to two bedrooms of approximately 13 m² each, a bathroom of approximately 6 m², a separate toilet, and a spacious double-length living room of approximately 42 m², with an open fireplace and a large bay window opening onto a terrace.

Finally, a fitted and equipped kitchen measuring 13 m² completes the layout. It features a glass door leading onto a 7 m² balcony overlooking the garden.

From this room, you have direct access to the basement, into the spacious 20 m² utility room overlooking the garden, where you'll find the boiler, a sink and a shower.

On this level, in addition to the large garage of approximately 50 m², there are also two bedrooms of approximately 10 and 13 m² respectively, each with a washbasin, as well as a toilet and a boiler room.

All the window and door frames in this house are made of PVC or aluminium with double glazing, and the loft is well insulated. The old oil-fired boiler obviously needs replacing, and the electrical system will need to be brought up to modern standards.

The interior décor is in need of an update, but the living room features beautiful old parquet flooring in good condition.

Please do not hesitate to view this beautifully built house.

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

NOTES