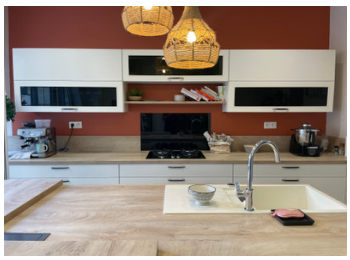
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48155FRS16 Price: 445 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (420 000 EUR without fees)

Fully Renovated 193 m Stone House – Angoulême City Centre



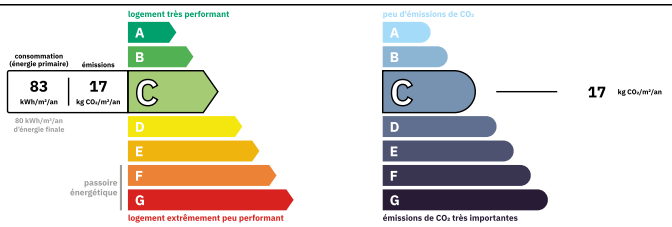
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	129 m2

IN BRIEF

Fully Renovated 193 m² Stone House – Angoulême City Centre

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1530 € et 2120€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2715 EUR**

NOTES

DESCRIPTION

Fully Renovated 193 m² Stone House – Angoulême City Centre

Located in the historic Plateau district of Angoulême, this beautiful 193 m² stone house has been fully renovated with great care and high-quality materials, while preserving the charm and authenticity of its original features.

From the moment you step inside, you will be impressed by the generous proportions and elegance of the preserved period details, including parquet flooring and original fireplaces, which blend harmoniously with the modern comforts of the home.

The ground floor comprises a welcoming entrance hall leading to a spacious living room, a dining room, a fully equipped kitchen with a central island, and a separate WC. The living areas offer generous proportions and a warm, inviting atmosphere, ideal for both everyday living and entertaining.

On the first floor, you will find three beautiful bedrooms with built-in storage, a shower room, and a separate WC.

The second floor offers two additional bedrooms, as well as a bathroom with WC. With five bedrooms in total, the property is perfectly suited to family life and also offers the flexibility to create a home office or guest bedroom, depending on your needs.

A charming courtyard completes the property, providing a pleasant outdoor space in the heart of Angoulême.

The property also benefits from two separate garages located just a short distance from the house. A real advantage in the Plateau district, offering additional parking and storage space while allowing you to enjoy all the benefits of city-centre living.