

157 m2 stone house 5 minutes walk from Victor Hugo market

EXCLUSIVE



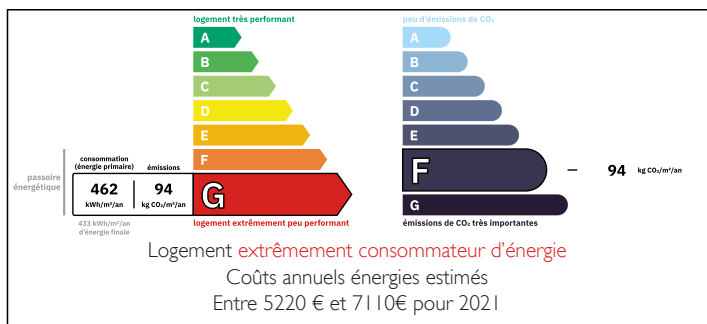
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	326 m2

IN BRIEF

This stone bungalow is set in 326 m2 of enclosed, wooded grounds. It is located in the heart of the Victor Hugo district, in a quiet, residential area, with no adjoining buildings and plenty of natural light.

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

High floor:

Entrance hall of 4m²; Bare kitchen of 14m² and adjoining pantry of 4m², exterior exit to terrace. Living room + dining room 30m², exit to terrace and veranda. Two 12m² bedrooms, parquet flooring in good condition. A third bedroom of 13 m² with cupboards, parquet flooring in good condition. Bathroom with bath, shower, washbasin and two washbasins. Separate WC with washbasin and cupboard ?

Electricity brought up to standard in April 2000, gas-fired heating, boiler in good working order, under contract, electric hot-water tank.

Ground floor:

44m² studio with separate entrance, suitable for a liberal profession.

Comprising 1 entrance, 1 bedroom of 18m² and a living room of 26 m², shower room.

Garage 51m²

25 m² workshop

Boiler room and cellar

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES