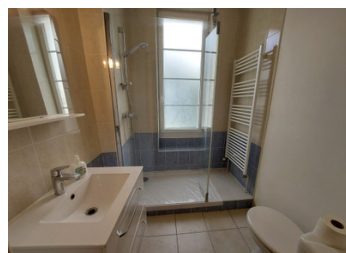


Attractive, light-filled 3-bedroom town house with garage



INFORMATION

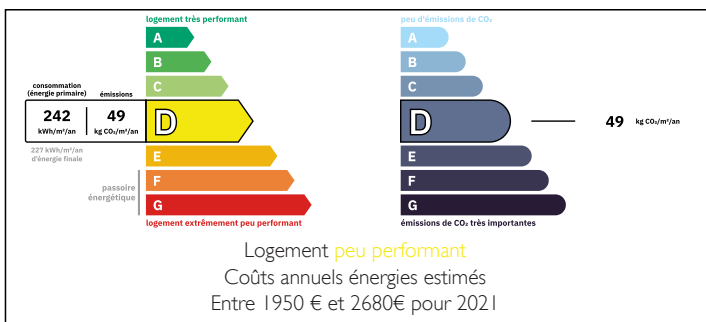
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	90 m2



IN BRIEF

House with 94m2 living space located at the foot of the plateau, with large garage and small garden, 3 bedrooms, ideal for a 1st purchase or rental investment.

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

Pretty renovated house with 94m² of living space, comprising :

Ground floor:

- Entrance hall 6m²
- Living room/dining room/kitchen 38m²
- Storage under staircase

1st floor:

- 3 bedrooms (12.5, 11 et 10m²)
- Shower room/WC: 4.m²

- garage 50m²

Recent renovation work includes insulation, woodwork, electricity and plumbing. Gas central heating (recent boiler).

DPE class D

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

LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

NOTES