

## 1930s town house with extension, garden and garage



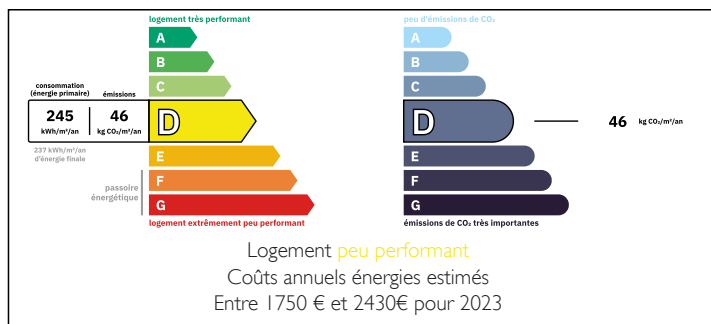
## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 84 m2     |
| Plot Size:  | 480 m2    |

## IN BRIEF

This charming house, after some renovations, will be perfect for a first-time buyer. Located in a quiet neighborhood, it is close to shops, schools, and the St Cybard district.

## 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

A small gate leads you to the back of the house and into the garden, sheltered from view. The garden is planted with trees and is fully enclosed. You enter the kitchen, which extends into a beautiful 29 m<sup>2</sup> living room. These two rooms were added to the original house in the 1980s, and their French doors open directly onto the terrace with its beautiful wisteria.

On the ground floor, you also have a bathroom of approximately 6 m<sup>2</sup>. Then, on the upper level, you will find a toilet and three bedrooms of 10 to 12 m<sup>2</sup>. Two of them are adjoining, but by modifying the door, you can create three separate bedrooms without any major renovations.

At street level, you also have a large garage beneath the old part of the house.

Come visit this house; it's sure to charm you!

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

## LOCAL TAXES

**Taxe foncière:** 1475 EUR

**Taxe habitation:** EUR

## NOTES