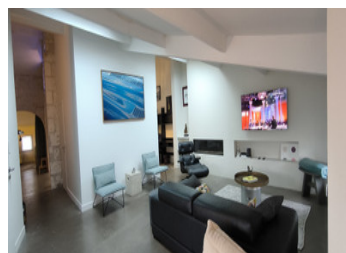


## 225m2 loft on the Angoulême plateau



## INFORMATION

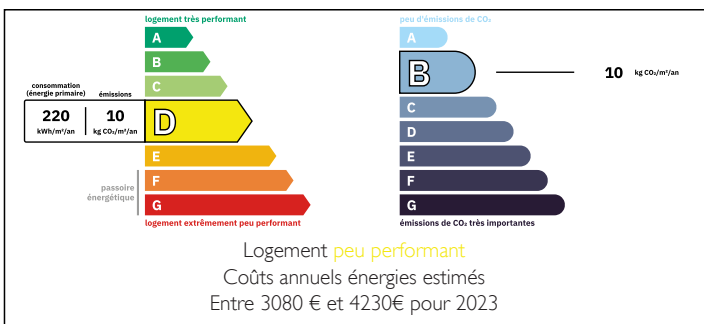
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	225 m2
Outside Space:	14 m2



## IN BRIEF

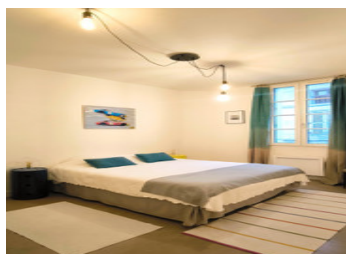
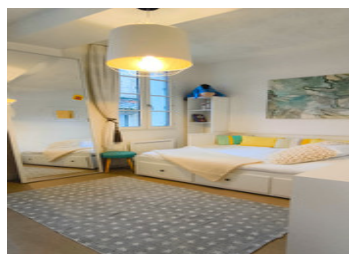
Exclusive loft in the heart of the city of Angoulême offering three bedrooms on two levels for 6 people with a panoramic view terrace.

## 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

### EXCEPTIONAL LOFT IN ANGOULÊME – CHARM & HIGH-END AMENITIES

Located in the heart of Angoulême, this exceptional loft captivates with its generous proportions, open-plan layout, abundant natural light, and high-end amenities.

Spread over two levels, this apartment with its open spaces offers a contemporary and elegant living environment.

On the first level:

A spacious modern kitchen with a central island, opening onto a beautiful dining area

Direct access to a pleasant terrace

A living room

Two double bedrooms

A shower room

Upstairs, accessible via an open-plan staircase:

A mezzanine converted into a lounge area

A large double bedroom with a dressing room

A TV lounge with a gas fireplace, providing comfort and a welcoming atmosphere

A bathroom

Outside, you will enjoy a superb terrace offering panoramic views of the city of Angoulême and its Town Hall.

This rare property combines industrial character with contemporary finishes, featuring high-quality fixtures and materials.

A high-end loft ideal for those who appreciate unique and light-filled spaces.

Ideally located on the plateau, on one of the city's charming cobblestone streets, close to shops and restaurants, opposite the covered parking garage at Les Halles; €50 per month subscription for residents.

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 3817 EUR**

## NOTES