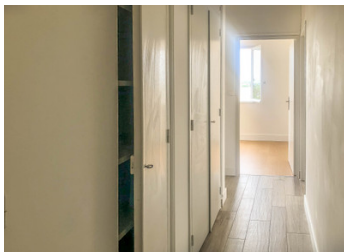


Apartment completely renovated in a secure residence, 80 m2 with 2 bedrooms, balcony and parking space.



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 2         |
| Bath:       | 1         |
| Floor:      | 68 m2     |
| Plot Size:  | 0 m2      |

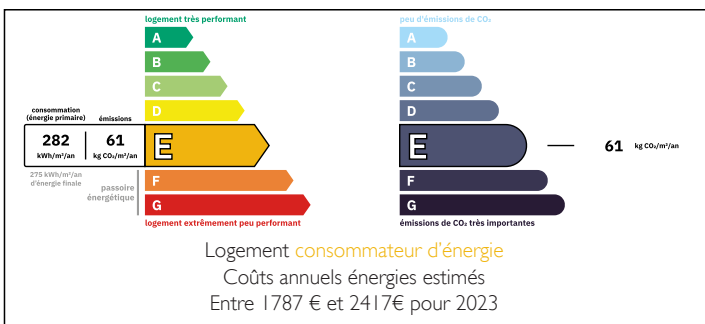


## IN BRIEF

Located on the 1st floor with elevator, in a secure residence, this beautiful apartment completely redone is spacious and bright and offers 2 bedrooms with plenty of storage space.

It also benefits from a cellar and an outside parking space.

## 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

The flat comprises:

- Beautiful entrance hall with corridor and plenty of storage space
- Fully equipped, newly renovated kitchen (8m<sup>2</sup>) with unobstructed views of Angoulême
- Bright 20m<sup>2</sup> living room
- 16m<sup>2</sup> bedroom with large cupboards
- 11m<sup>2</sup> bedroom
- Shower room with large walk-in shower
- Toilet
- Cellar
- Covered and secure parking space

Floors and paintwork redone

Electrical wiring also redone to current standards

Communal gas heating included in the service charges

Annual service charges €1,800 including heating and maintenance of common areas

Residence ideally located near CGR

All shops and amenities within walking distance

STGA bus stop in the immediate vicinity

The flat is actually rented at €800/month, tenant in place until June 2026

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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:

1635 EUR

## NOTES