

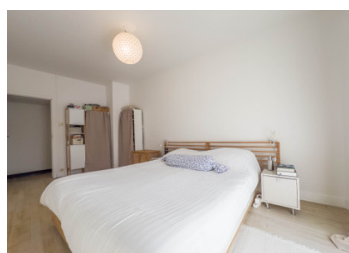
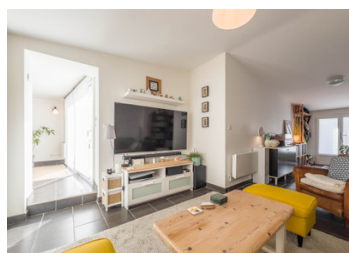
Angoulême plateau, charming renovated townhouse with 3 bedrooms and enclosed garden, close to Victor Hugo

EXCLUSIVE



## INFORMATION

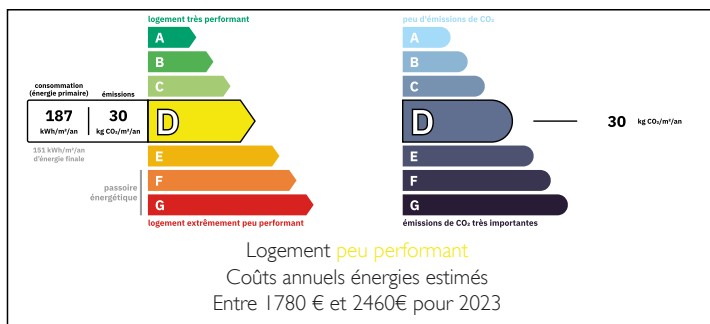
|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 105 m2    |
| Plot Size:  | 172 m2    |



## IN BRIEF

Pleasant renovated townhouse on the Angoulême plateau, in the Victor Hugo neighbourhood, close to all amenities with a bus stop nearby, comprising 3 beautiful bedrooms, a pleasant living/dining room, large kitchen/diner, pretty patio and small enclosed garden.

## 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 main entrance to the house is at the front, where there is a pleasant enclosed garden of approximately 50m<sup>2</sup>.

The house comprises:

- An entrance hall/landing (12.5m<sup>2</sup>)

- 3 steps lead to 2 bedrooms:

Bedroom 1 (13.5m<sup>2</sup>) with a view of the patio

Bedroom 2 (13.2m<sup>2</sup>) with French windows opening onto a roof terrace (9m<sup>2</sup>)

- 1 shower room (4.7m<sup>2</sup>) with walk-in shower, 1 washbasin and WC

A staircase leads to the ground floor of the house and provides access to:

- A large fitted kitchen area (20m<sup>2</sup>) with dining area

- Bedroom 3 (12.5m<sup>2</sup>) with French windows opening directly onto the patio

- Living/dining room (19.5m<sup>2</sup>) created in the extension of the house, with direct access to the patio

- A dark room (10m<sup>2</sup>) with lots of character

- A boiler room/storage room (6.5m<sup>2</sup>)

- WC (1.2m<sup>2</sup>)

- A very pleasant interior patio (13m<sup>2</sup>)

The entire house has double glazing

Recent gas boiler

Mains drainage

Fibre internet

Lots of potential and possibilities for this house full of surprises

Translated with DeepL.com (free version)

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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: 1850 EUR

## NOTES