

Charming 3-bedroom townhouse with a beautiful enclosed garden featuring mature trees, within walking distance

EXCLUSIVE



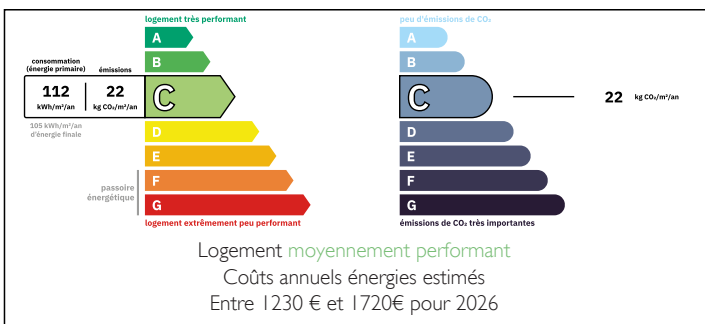
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	380 m2

IN BRIEF

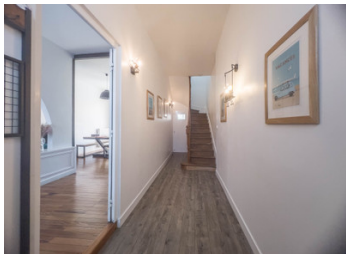
A pleasant, bright townhouse with high ceilings in a quiet, peaceful neighbourhood, located a 10-minute walk from Place Victor Hugo

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

Situated on a quiet street with easy parking, at the edge of Soyaux and Angoulême, this charming house with high ceilings comprises, on the ground floor:

- Entrance hall
- 14m² fitted kitchen-diner opening onto a large, light-filled living room (23m²)
- Utility room (7m²)
- Large wooden terrace overlooking a beautiful, flat, south-facing plot of approximately 300m² with no overlooking neighbours, enclosed and planted with trees, featuring a garden shed
- Toilet

The first floor with landing space/office comprises 3 large bedrooms of 14, 14.5 and 15m² as well as a shower room with a large walk-in shower and toilet

LOCAL TAXES

Taxe foncière: 2000 EUR

- No work required
- Double glazing throughout
- New front door
- Mains gas boiler
- Mains drainage
- Internet fibre

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

NOTES