

L'Houmeau: 4-bedroom house with a separate flat and 2 parking spaces, 5 mn Angoulême city centre

EXCLUSIVE

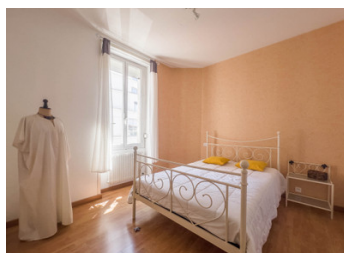


INFORMATION

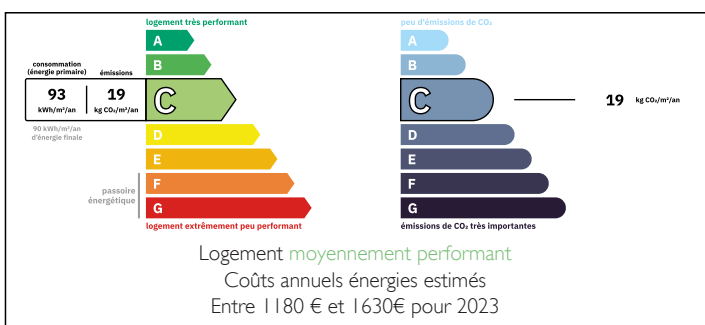
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	156 m2

IN BRIEF

Situated in the heart of the Houmeau district, a historic former suburb of Angoulême at the foot of the plateau, along the River Charente and right next to the railway station, this pleasant, light-filled townhouse spread over three floors comprises four bedrooms, as well as a self-contained flat with a separate entrance, and two parking spaces in a secure residential complex.

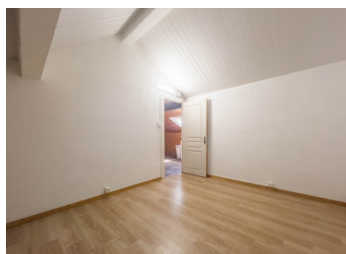
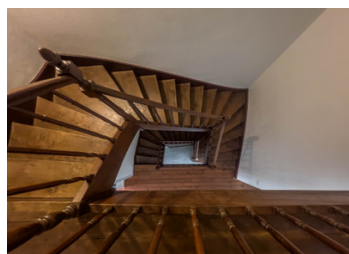


ENERGY - DPE



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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

This early 20th-century townhouse comprises, on the ground floor:

- 30m² living room with a fireplace
- 7m² fitted kitchen in need of refurbishment
- 19m² private lounge on a split level leading out onto a lovely tiled terrace with a large awning
- Access to a 23m² cellar

The first floor comprises:

- Master suite (22m²) overlooking the terrace
- Bedroom 2 (11m²)
- Bedroom 3 or study (8m²)

The second floor, with a floor area of 30m², features a spacious landing and a 13m² bedroom, and the potential to install a bathroom

The 55m² self-contained flat has its own separate entrance but is also accessible from the terrace. It comprises a large living room with a kitchen area on the ground floor, and a bedroom with an en-suite shower room upstairs.

It is currently let at €600 per month but will be vacant for the sale.

2 covered parking spaces in a secure residential complex opposite the house

The house is in good overall condition

Double glazing throughout, new skylights

Recent town gas condensing boiler

Mains drainage

Fibre broadband

Immediate proximity to amenities and shops

The River Charente is 300 meters away

Angoulême railway station is 2 minutes away (1h40mn to Paris and 40mn to Bordeaux)

Angoulême town centre is 5 minutes away

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

LOCAL TAXES

Taxe foncière: 2340 EUR

NOTES