

Architect-designed house with basement in the heart of the Victor Hugo district, 171 m2 living space, set in 6

EXCLUSIVE

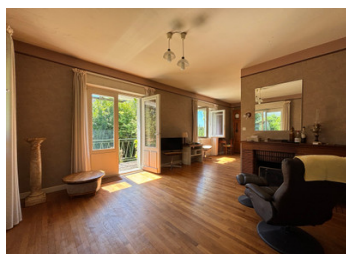


INFORMATION

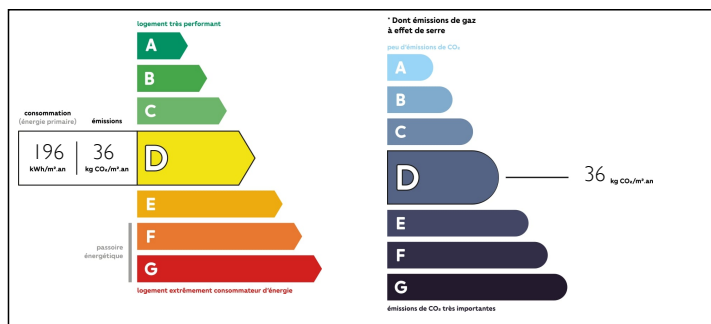
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	171 m2
Plot Size:	610 m2

IN BRIEF

A haven of peace in the heart of the quartier Victor Hugo. You feel like you're in the countryside in this generous house. The enclosed, unoverlooked plot in the Victor Hugo district is accessed via a carport that gives access to a small private lane leading to the family home. The property is set in the middle of sunny grounds from morning to evening, with uninterrupted views over the Angoulême plateau.



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.



LOCAL TAXES

Taxe foncière: 2250 EUR

DESCRIPTION

The main living space is upstairs. A generous entrance hall gives access to the 28 m² lounge/dining room with its south-facing terrace. A central corridor with built-in storage cupboards gives access to the kitchen (11m²), WC (1.5m²), bathroom (4m²) and 3 bedrooms (14.7 m², 14.8m², 11.5 m²). Double glazed windows. A light-filled staircase leads to the basement hallway (2.20 m high ceilings), which gives access to a south-facing 30m² living room with its welcoming terrace. Two bedrooms (13.5 and 8.7 m²) and a shower room complete this private space, which could also be used to create rental income or a workspace. This house benefits from a class "D" energy rating and is heated by a recent gas-fired boiler that efficiently feeds cast-iron radiators. The large 25 m² garage can also be accessed via the basement.

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

NOTES