

In Victor Hugo area, single storey house, 3 bedrooms with garden and garage



## INFORMATION

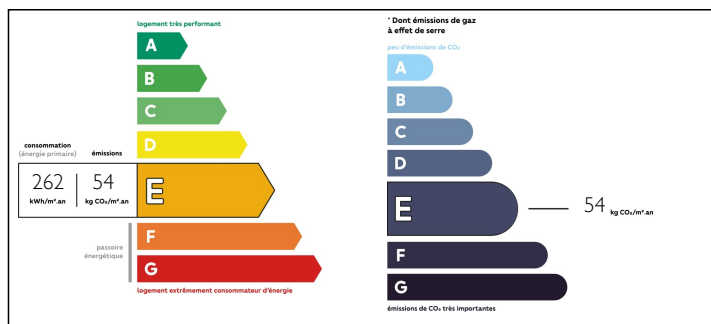
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	363 m2



## IN BRIEF

Pretty single storey townhouse with 3 bedrooms, renovated in 2004, in a very popular area. It has a garage and a beautiful terrace that is not overlooked. This very well maintained house, located in a very quiet environment, is nevertheless very close to shops and public transport.

## 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

It is composed of a beautiful quality fitted kitchen of 14.75 m<sup>2</sup>, opening onto a beautiful terrace of 19.77 m<sup>2</sup> not overlooked, as is the beautiful bright living room of 29.59 m<sup>2</sup>. Adjoining the kitchen, you find a small cellar with WC of 4.28 m<sup>2</sup>. Then a corridor, equipped with skylights, leads you first to a hallway with cupboards of 2.11 m, then to a large bedroom of 16.57 m<sup>2</sup> with French window, another bedroom of 12.43 m<sup>2</sup>, a spacious bathroom of 12 m<sup>2</sup> with shower, bath, sink, WC, bidet and finally a bedroom of 10.44 m<sup>2</sup>.

Outside, you can enjoy the south-facing terrace, not overlooked, as well as a 20 m<sup>2</sup> garage with electricity, with direct access to the street.

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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: 1700 EUR

## NOTES