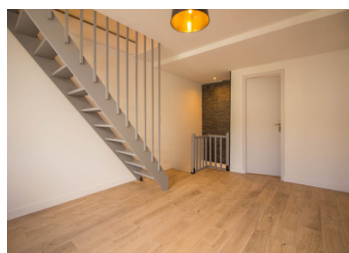


Lovely fully renovated house, 115 m<sup>2</sup>, 3 bedrooms, 2 shower rooms, storeroom, patio, exterior.



## INFORMATION

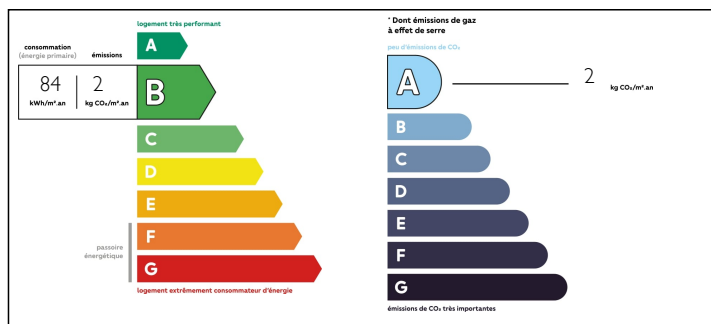
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	75 m <sup>2</sup>



## IN BRIEF

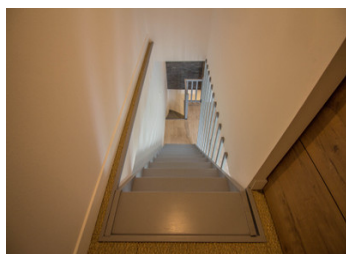
Lovely family home, tastefully renovated to a high standard. House of 115 m<sup>2</sup>, on 3 levels. First floor: - Living room, dining room - New, equipped kitchen - Storeroom - WC 1st floor: - 15 m<sup>2</sup> hallway/office - 2 bedrooms (11.5 m<sup>2</sup> and 9 m<sup>2</sup>) - New bathroom with WC 2nd floor: - Master suite with new shower room and WC Renovation work just completed includes roofing, woodwork, insulation, electricity, plumbing, heating (ceramic electric inertia radiators, gate) and facade. No additional work required. DPE class B Immediate proximity to shops and bus stops

## 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

Lovely family home, tastefully renovated to a high standard.

House of 115 m<sup>2</sup>, on 3 levels.

First floor:

- Living room, dining room
- New, equipped kitchen
- Storeroom
- WC

1st floor:

- 15 m<sup>2</sup> hallway/office
- 2 bedrooms (11.5 m<sup>2</sup> and 9 m<sup>2</sup>)
- New bathroom with WC

2nd floor:

- Master suite with new shower room and WC

Renovation work just completed includes roofing, woodwork, insulation, electricity, plumbing, heating (ceramic electric inertia radiators, gate) and facade. No additional work required.

DPE class B

Immediate proximity to shops and bus stops

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

## LOCAL TAXES

**Taxe foncière: 1100 EUR**

## NOTES