

Beautiful flat of 92 m , 2 bedrooms, fully renovated, in a residence near Angoulême station.



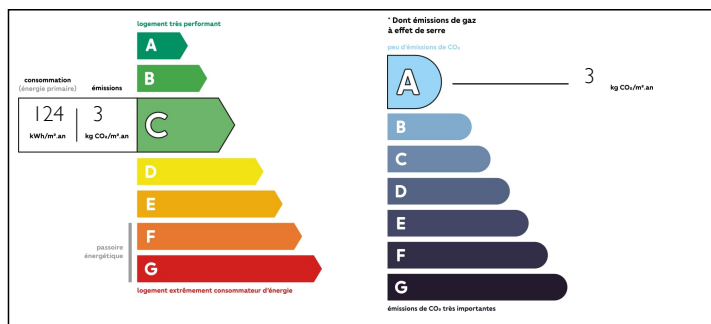
## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	92 m2
Outside Space:	14 m2

## IN BRIEF

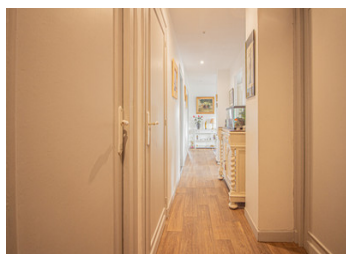
Beautiful apartment of 92m<sup>2</sup> in a residence dating from 1954 completely renovated in 2015 (electricity, plumbing, insulation and frames). It has a large living room of almost 40m<sup>2</sup>, a kitchen, two large bedrooms, a cellar and a balcony of 14m<sup>2</sup>.

## 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

Beautiful service for this apartment of 92m<sup>2</sup> completely renovated located in Angoulême near the station.

The apartment is composed as follows:

Living room of 40m<sup>2</sup> with lounge and dining room

Kitchen

Cellar adjoining the kitchen

Entrance with cupboards

Bedroom 1 of 13m<sup>2</sup>.

Bedroom 2 of 16m<sup>2</sup> with integrated cupboards

Balcony of 14m<sup>2</sup> with view on Angoulême

Cellar

This apartment has a balcony with a panoramic view of the whole city.

Annual charges are 1080 € / year, or 90 € / month.

Ideal for family or for investment.

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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: 1520 EUR**

## NOTES