

5 minutes from Angoulême, real estate complex consisting of a main house and 3 rental accommodations.



INFORMATION

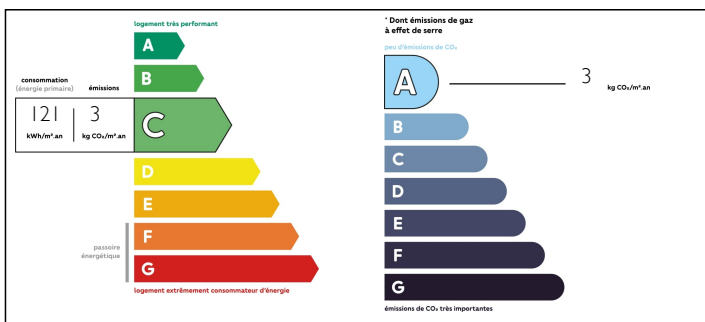
Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	2
Floor:	308 m2
Plot Size:	2003 m2



IN BRIEF

In the town of Isle d'Espagnac, a few minutes from the train station, main house of 187 m² (bedroom and bathroom on the ground floor), restored in 2004 with barn, carport, land and 3 homes sold furnished and rented. This investment represents many possibilities: additional rental while residing in the main house, or total rental investment. It is also possible to consider multi-generational housing in this house.

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: 2410 EUR

NOTES

DESCRIPTION

Access by a private driveway with electric gate to this house of 187 m² which was restored in 2004. It is in a quiet area but nevertheless close to all amenities. It is surrounded by a wooded park, not overlooked and has a 56 m² carport, two beautiful terraces, one of which has an awning and barbecue.

The house is composed on the ground floor of a fitted kitchen of 19 m² with dining area opening onto a scullery of 12.2 m² itself communicating with the fully fitted dressing room of 6.7 m². You will also find a living room of 33.8 m² with wood insert, a hallway of 1.3 m² leading to a bedroom of 11.1 m², a shower room of 5.9 m² and finally a WC of 1.7 m². A spiral staircase leads you from the living room to a large 42.35 m² room from which you have access to a 4.7 m² shower room, a 27.6 m² relaxation room with spa and a bedroom of 19.9 m².

Attached to the house, you have a barn of 51.6 m² with a large mezzanine communicating with the relaxation room. You will also find a 3000 l rainwater reserve and an old press.

At the back of the house, but completely independent, are 3 apartments of 47, 47 and 27.5 m² renovated in 2009. They are sold furnished, equipped and rented for a rental yield of €1643 monthly.

Information about risks to which this property is exposed is available on...