

Residential house, Saint-Cybard, on 2 floors, 1 bedroom, a courtyard and an outbuilding for conversion.



INFORMATION

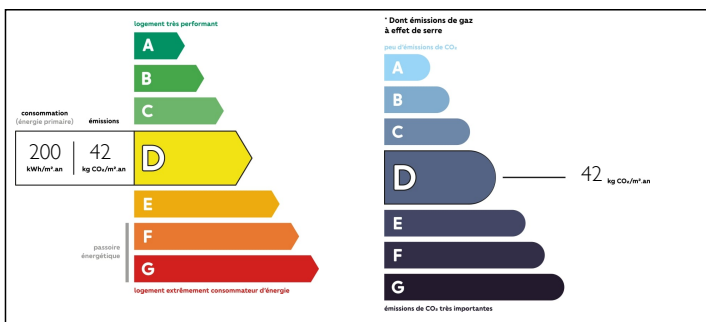
Town:	Angoulême
Department:	Charente
Bed:	1
Bath:	2
Floor:	70 m ²
Plot Size:	100 m ²



IN BRIEF

House to finish renovating, approx. 75 m² with great rental potential. Kitchen just installed, recent door frames, double glazing, two shower rooms just installed and two toilets. The house comprises: - Ground floor: kitchen + 26 m² living/dining area - Ground floor + 1: bedroom with bath and washbasin approx. 20 m². - Ground floor + 2: 8.2 m² bedroom (loi carrez), 22 m² floor space Outside, outbuilding of approx. 20 m² for conversion. + courtyard/garden area at the front of the house. The house is ideally located, just a stone's throw from Place Mulac, with all amenities and STGA transport links.

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

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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: 800 EUR

NOTES