

Charming 1930s houses in the heart of the Victor Hugo district, 104 m2 plus 56 m2 for the second house.

EXCLUSIVE



INFORMATION

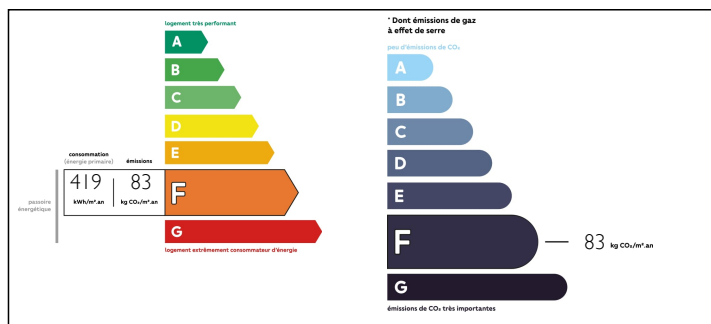
Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	160 m2
Plot Size:	520 m2

IN BRIEF

Two houses in the heart of the Victor Hugo district. Comprising a charming main house with 104 m2 of living space and a beautiful outbuilding with 56 m2 of living space. The two detached houses are set in quiet, wooded grounds of 520 m2. Ideal for a multi-generational family, to combine living and working. The outbuilding can also be rented out.

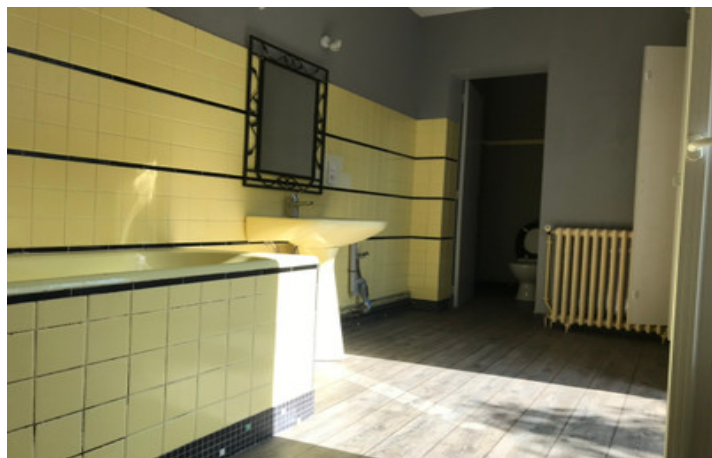


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The charming, light-flooded main house was built in the 1930s and features magnificent architectural details from the period. The main entrance (5m²) gives access to a reception room / dining room (16m²) and the lounge (19m²). A second entrance links the generous kitchen (12m²) to the outside area. 1 WC.

The wooden staircase gives access to the 1st floor. A landing leads the visitor to two generous bedrooms (2x17m²), one of which has a small bacon area. 1 WC. The large bathroom opens onto a lovely little balcony with a view over the greenery. The second bedroom is linked to a room that could be converted into a shower room.

The parquet flooring in the house is in excellent condition. The interior joinery is of good quality. The house also benefits from a large dry cellar with insulated ceiling, also accessible via an outside staircase. The gas boiler feeds cast-iron radiators. Double-glazed windows.

The luminous outbuilding with its 3 rooms (1 Bedroom 1st floor, 1 Lounge (12m²) 1 Dining room (13m²) is south-facing. It has a generous kitchen, dressing room and bathroom. WC. Gas boiler. All rooms have access to a lovely covered terrace with summer kitchen. Sanitation to be restored.

The property is sold as is. The purchaser is responsible for bringing the sewage system of the annex up to standard..

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