

Pretty town house ideally located in the center of Angoulême.

## EXCLUSIVE



## INFORMATION

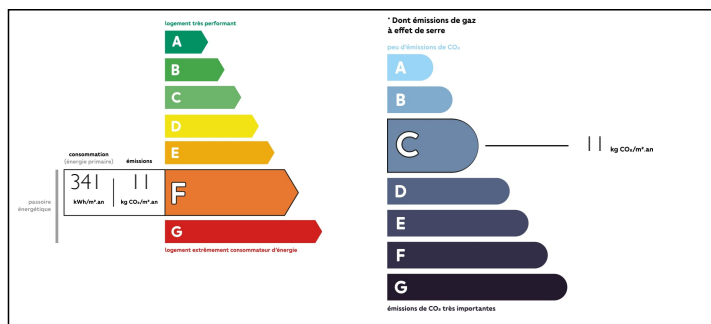
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

## IN BRIEF

Beautiful character (stone, parquet floors...) for this town house with 3 bedrooms, located in a quiet area of the center of Angoulême.

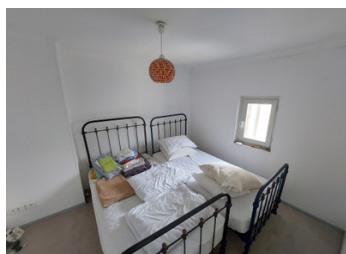
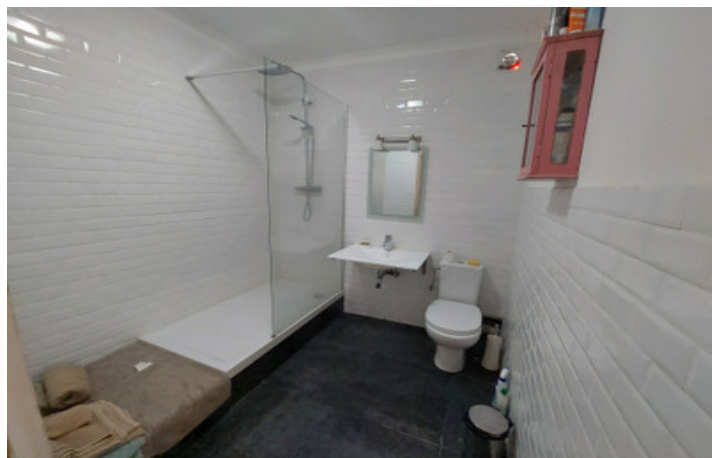


## ENERGY - DPE



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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.



## DESCRIPTION

This pretty house, arranged on four levels, offers:

On the ground floor:

- A 5 m<sup>2</sup> entrance
- A 20 m<sup>2</sup> kitchen
- Access to the cellar

On the 1st floor:

- A 27 m<sup>2</sup> living room
- W.-C.

On the 2nd floor:

- A bedroom of 17 m<sup>2</sup>
- A bathroom with toilet of 7 m<sup>2</sup>

At the 3rd level:

- A 9 m<sup>2</sup> bedroom
- A bedroom of 16 m<sup>2</sup>

No exterior or garage.

Electric heating, double-glazed frames, mains drainage.

Ideally located, this property offers a beautiful space for the whole family!

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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: 1300 EUR

## NOTES