LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A25070DGE16 Price: 233 200 EUR

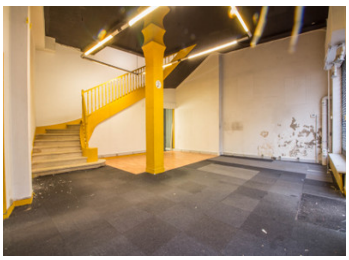
agency fees included: 6 % TTC to be paid by the buyer (220 000 EUR without fees)

Investment opportunity on the Angoulême plateau















INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	300 m2
Plot Size:	0 m2

IN BRIEF

Hyper-centre location for this 5-storey building to be renovated

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Located on the Angoulême plateau, this 300m² building includes 100m² of retail space on the ground floor and a roof top with panoramic views over Angoulême, offering the possibility of creating several flats.

Completed plans are available on request.

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

NOTES

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