LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34000CAC16

Price: 126 000 EUR

agency fees to be paid by the seller

Building to be renovated















INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	191 m2

IN BRIEF

In a quiet area but close to the train station, shops and the city center, this former commercial premises (former hairdressing salon and former dry cleaners) will allow you to carry out your project: housing, rental investment.

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

Large building of 150 m² with a small plot of land at the back, composed of 2 large rooms and old toilets, this construction with mains drainage and 2 water meters will allow you to rehabilitate it to make one or more dwellings. The possibilities are endless for this building where everything remains to be done.

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

LOCAL TAXES

Taxe foncière:	**990 EUR**

NOTES

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