LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42747CAC16 Price: 159 000 EUR

agency fees to be paid by the seller

Two-bedroom flat with a private outdoor area right in the town centre















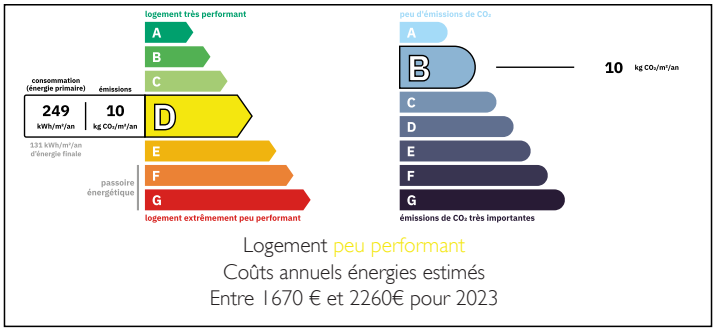
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

IN BRIEF

Situated just a short walk from local shops and the cultural and social hubs of Angoulême town centre, this spacious flat is ideal as a rental investment or as a first home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1670 € et 2260€ pour 2023

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42747CAC16 Price: 159 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1268 EUR**

NOTES

DESCRIPTION

This is a well-planned flat comprising two bedrooms of approximately 14 and 10 m², overlooking a quiet street with very little foot traffic.

The living area, with its modern open-plan kitchen, is situated at the rear and opens onto a lovely wooden terrace of approximately 25 m².

A shower room and a separate toilet complete this property.

Extensive renovation work was carried out in 2019, including the replacement of windows and doors, as well as electrical and plumbing work.

You can buy it furnished or choose to add your own personal touch!

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr