LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42913JNV16 Price: 76 300 EUR

agency fees included: 9 % TTC to be paid by the buyer (70 000 EUR without fees)

## Bright apartment with large balcony - near train station and city center















# INFORMATION

| | |
|---|---|
| Town: | Angoulême |
| Department: | Charente |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 51 m2 |
| Plot Size: | 0 m2 |

# IN BRIEF

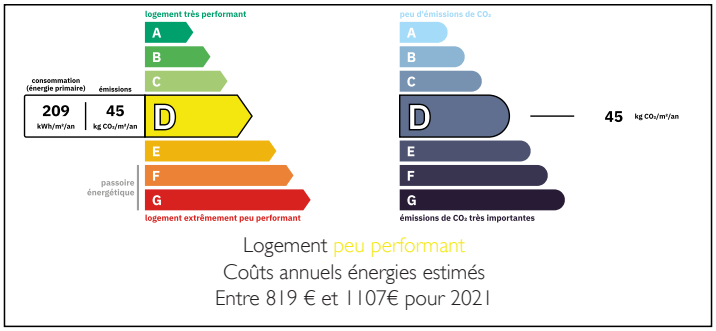
Discover this charming F2 of 51m 2 ideally located. Combining calm, security and urban proximity. Perfect for a first purchase or a serene rental investment. It will also be suitable for a student.

The strengths of the good:
- Privileged location: close to the city center and the train station, while remaining at the edge of a park. Public transport is located at the bottom of the residence

- Optimal brightness: a South West exposure bathes the apartment with natural light all afternoon and allows to enjoy the large balcony of 9m 2 (ideal additional living room for your outdoor lunch)

- Comfort and security: secure residence, double glazed PVC joinery for impeccable sound and thermal insulation.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 819 € et 1107€ pour 2021

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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## LOCAL TAXES

**Taxe foncière:** **1000 EUR**

## NOTES

## DESCRIPTION

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To visit without delay!!
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Co-owned building of 2 units
Provisional annual charges: 2112€

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