LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44217DGE16 Price: 238 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (225 000 EUR without fees)

Townhouse Saint Cybard, enclosed wooded garden; potential for separate studio, all amenities walking distance















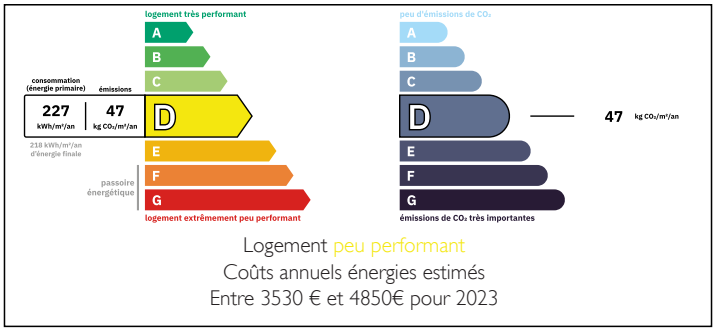
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	528 m2

IN BRIEF

This 184m² home is situated in a prime location in the sought-after neighbourhood of Saint Cybard, offering 4 bedrooms plus a converted attic, and a lovely conservatory opening onto a large, enclosed garden with trees. Bus stops and all amenities are within walking distance.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3530 € et 4850€ 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.

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LOCAL TAXES

Taxe foncière:	**2700 EUR**

NOTES

DESCRIPTION

A very pleasant house, comprising on the ground floor:
- Entrance hall
- Living area (26.3m²) with a fireplace
- Dining room (12.6m²) with large built-in cupboards
- Bright fitted kitchen (15.3m²) overlooking the garden
- Bathroom (7.3m²) with double washbasins, shower, bath and WC

The first floor comprises 2 bedrooms (12 and 9m²) plus a master bedroom of 14m² with large cupboards and a shower room
Access to a 14m² room in the attic

The ground floor comprises:
- A former garage converted into a studio with an 11.7m² lounge/office area and a 16.40m² bedroom area with shower room and WC
- Boiler room/laundry room
- An office area of 22.8m² opening onto a large, recently built, extremely light-filled veranda of 22m² with a summer kitchen area, opening onto a large, fully enclosed, south-facing garden with trees (5m²) and a WC

Roofing renovated and cleaned
STGA bus stop in the immediate vicinity
Property connected to mains gas – condensing boiler
All amenities within walking distance
Angoulême town centre and high-speed rail station 5 minutes away

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